

LUBA No. 2022-065

Table of Contents

I.	Notice of Intent to Appeal to LUBA Oregon Coast Alliance vs. Tillamook County.....	1-12
	a. Notice of Intent to Appeal.....	1-3
	b. “Exhibit A” Mail Recipient List for Notice of Decision.....	4-12
	i. Emails.....	4
	ii. Agency List.....	5
	iii. Mailing Labels.....	6-12
II.	Certificate of Mailing Notice of BOCC Decision.....	13-25
	a. Certificate of Mailing June 24, 2022.....	13
	b. Cover Email dated June 24, 2022 titled 851-22-000107-PLNG.....	14
	c. Notification Addresses (Mail & Email Recipient List)	15-24
	i. Email Addresses.....	15-16
	ii. Mailing Addresses.....	17
	iii. Property Owners within 750-ft Mailing Labels.....	18-24
	d. Agency Mailing List.....	25
III.	BOCC Notice of Appeal Decision.....	26-49
	a. Notice of Decision Letter dated June 24, 2022.....	26-28
	b. “Exhibit A” Maps.....	29-32
	i. “Exhibit A” Cover Page.....	29
	ii. Vicinity Map.....	30
	iii. Zoning Map.....	31
	iv. Assessors Map.....	32
	c. “Exhibit B” BOCC Order.....	33-49
	i. “Exhibit B” Cover Page.....	33
	ii. June 22, 2022 BOCC Order.....	34-49
	1. BOCC Order dated June 22, 2022.....	34-35

LUBA No. 2022-065

Table of Contents

	2. “Exhibit A” Conditions of Approval.....	36
	3. “Exhibit B” Staff Report dated January 20, 2022.....	37-49
IV.	June 22, 2022 BOCC Order.....	50-65
	a. BOCC Order.....	50-51
	b. “Exhibit A” Conditions of Approval.....	52
	c. “Exhibit B” Staff Report dated January 20, 2022.....	53-65
V.	June 1, 2022 BOCC Audio Recording.....	CD
VI.	June 1, 2022 BOCC Appeal Hearing.....	66-100
	a. June 1, 2022 BOCC Agenda.....	66-72
	b. Copy of Staff’s Presentation.....	73-86
	c. June 1, 2022 Speaker Sign-Up Sheet.....	87
	d. Copy of Applicant’s Presentation.....	88-97
	e. Copy of Appellant’s Presentation provided orally into record by Staff.....	98-100
VII.	May 11, 2022 BOCC Audio Recording.....	CD
VIII.	May 11, 2022 BOCC Appeal Hearing (No testimony or materials presented)	101
IX.	May 11, 2022 Appeal Hearing Packet dated May 4, 2022.....	102-154
	a. Memorandum to BOCC dated May 4, 2022.....	102
	b. Testimony Received From April 25, 2022 through May 2, 2022 At 4:00pm.....	103-154
	i. Cover Letter.....	103
	ii. Lou Gellos Email dated May 2, 2022 with Attached Letter.....	104-106
	1. Lou Gellos Email dated May 2, 2022.....	104
	2. Lou Gellos Letter.....	105-106
	iii. Jeff Pimentel Email dated May 2, 2022 with Attached Letter	107-109
	1. Jeff Pimentel Email dated May 2, 2022.....	107
	2. Jeff Pimentel Letter dated May 2, 2022.....	108-109

LUBA No. 2022-065

Table of Contents

iv.	Karon Johnson Email dated May 2, 2022.....	110
v.	Susy Wolfson Email dated May 2, 2022.....	111-112
vi.	Mary Small Email dated May 2, 2022.....	113
vii.	Linda Hilliard Email dated May 2, 2022 with Attached Letter.....	114-115
	1. Linda Hilliard Email dated May 2, 2022.....	114
	2. Linda Hilliard Letter.....	115
viii.	Email dated May 2, 2022 from pattyemard@gmail.com.....	116
ix.	Marie Cook Email dated May 2, 2022.....	117
x.	Catherine Gideon Email dated May 2, 2022.....	118
xi.	Brenda Pribyl Email dated May 2, 2022.....	119
xii.	Donald Kerry O'Dair Email dated May 2, 2022.....	120
xiii.	David Rogers Email dated May 2, 2022.....	121
xiv.	Janet Spalding Email dated May 2, 2022.....	122
xv.	Julie Pohl Email dated May 2, 2022.....	123
xvi.	Jerry Dalnes Email dated May 2, 2022.....	124
xvii.	Jeff Spalding Email dated May 2, 2022.....	125
xviii.	Palmer Byrkit Email dated May 2, 2022	126
xix.	Andy Dignan Email dated May 2, 2022.....	127
xx.	Barbara Wriggle Email dated May 2, 2022.....	128
xxi.	Email dated May 2, 2022 from gjbowen3@centurylink.net.....	129
xxii.	Vic and Judy Wolf Email dated May 2, 2022.....	130
xxiii.	Travis Oja Email dated May 2, 2022.....	131
xxiv.	John and Doris Clarenbach Email dated May 2, 2022.....	132-134
xxv.	Jennifer Martinak Email dated May 1, 2022	135
xxvi.	Frank Hughes Email dated May 1, 2022.....	136

LUBA No. 2022-065

Table of Contents

xxvii.	Evelyn Nelson Email dated May 1, 2022.....	137-138
xxviii.	Ron Bourke Email dated May 1, 2022.....	139
xxix.	Mike Barrett Email dated May 1, 2022.....	140
xxx.	Pam Bodle Email dated May 1, 2022.....	141
xxxi.	Steve Higgins Email dated May 1, 2022.....	142
xxxii.	David and Candace Churchley Email dated April 30, 2022.....	143-144
xxxiii.	Mark Watterson Email dated April 30, 2022.....	145
xxxiv.	Frank Rodrick Email dated April 30, 2022.....	146
xxxv.	Mike and Kareen Tierney Email dated April 30, 2022.....	147
xxxvi.	Mark and Terri Eastburn Email dated April 30, 2022.....	148-149
xxxvii.	Jeff and Shirley Hollar Email dated April 30, 2022 with Attached.....	150-151
	1. Jeff and Shirley Hollar Email dated April 30, 2022.....	150
	2. Jeff and Shirley Hollar letter dated April 30, 2022.....	151
xxxviii.	Owen Miller, Tierra Del Mar Water Company, Email dated April 29, 2022.....	152-154
X.	April 25, 2022 BOCC Audio Recording.....	CD
XI.	April 25, 2022 BOCC Appeal Hearing.....	155-210
	a. BOCC April 25, 2022 Agenda.....	155-160
	b. Testimony Presented at April 25, 2022 BOCC Appeal Hearing.....	161-184
	i. Cover Letter Testimony Received April 18, 2022 to April 25 2022.....	161
	ii. Sean Malone Email dated April 25, 2022 with Attached Exhibit.....	162-173
	1. Sean Malone Email dated April 25, 2022.....	162-163
	2. Sean Malone “Exhibit A” Attachment.....	164-173
	iii. Cameron La Follette, Oregon Coast Alliance, Email dated April 24, 2022 with Attached Letter.....	174-178
	1. Cameron La Follette, Oregon Coast Alliance, Email dated April 24, 2022.....	174

LUBA No. 2022-065

Table of Contents

2.	Sean T. Malone, on behalf of Oregon Coast Alliance, Letter dated April 25, 2022.....	175-178
iv.	Owen Miller, Tierra Del Mar Water Company, Email dated April 24, 2022 with Attached Map.....	179-181
1.	Owen Miller Email dated April 24, 2022.....	179-180
2.	Owen Miller Map Submittal.....	181
v.	Lynda K. Steiner Email dated April 24, 2022.....	182-183
vi.	Email dated April 23, 2022 from kswyter@gmail.com.....	184
c.	Copy of Staff’s Presentation.....	185-197
d.	Copy of Applicant’s Presentation.....	198-209
e.	April 25, 2022 Speaker Sign-Up Sheet	210
XII.	BOCC April 25, 2022 Appeal Hearing Packet dated April 18, 2022.....	211-316
a.	Memorandum to BOCC dated April 18, 2022 with Attached Table of Contents.....	211-212
i.	Memorandum to BOCC dated April 18, 2022.....	211
ii.	Table of Contents of BOCC April 25, 2022 Hearing Packet.....	212
b.	Appeal Record of #851-22-000107-PLNG.....	213-315
i.	Cover Sheet for Appeal Record of #851-22-000107-PLNG	213
ii.	Testimony Received by 4:00pm on April 15, 2022.....	214-303
1.	Cover Sheet for Testimony Received by 4:00pm on April 15, 2022.....	214
2.	Lisa Macy-Baker Email dated April 15, 2022 with Attached.....	215-218
a.	Lisa Macy-Baker Email dated April 15, 2022.....	215
b.	Lisa Macy-Baker Letter dated April 15, 2022.....	216-218
3.	Tommy Manning Email dated April 15, 2022 with Attached Letter.....	219-220
a.	Tommy Manning Email dated April 15, 2022.....	219
b.	Thomas Manning Letter dated April 15, 2022.....	220
4.	Tom & Sheila Manning Email dated April 15, 2022.....	221

LUBA No. 2022-065

Table of Contents

5. Mary Voboril Email dated April 12, 2022.....	222-224
6. Email dated April 9, 2022 from kswyter@gmail.com.....	225
7. Lynnae M. Ruttledge Email dated April 9, 2022 with Attachments.....	226-290
a. Lynnae M. Ruttledge Email dated April 9, 2022.....	226
b. Lynnae M. Ruttledge Letter dated April 11, 2022.....	227-229
c. Lynnae M. Ruttledge Document.....	230-290
i. Joint Permit Application.....	230-290
1. Joint Permit Application.....	230-250
a. Joint Permit Application.....	230-242
b. Maps.....	243-250
2. DSL Credit Request Form.....	251-278
3. Oregon Rapid Wetland Assessment Protocol Report.....	279-284
4. Oregon DSL Letter dated July 19, 2021 with Enclosures.....	285-290
a. Oregon DSL Letter dated July 19, 2022.....	285-286
b. Oregon DSL Enclosures.....	287-290
i. Wetland Delineation.....	287
ii. Maps.....	288-290
8. Diane Keith Letter dated April 4, 2022.....	291
9. John & Patty Najdek Email dated April 2, 2022.....	292
10. Tom & Patricia Rogers Email dated April 1, 2022.....	293
11. Bryan Quan Email dated March 29, 2022 with Attachments.....	294-301
a. Bryan Quan Email dated March 29, 2022.....	294-295
b. Bryan Quan Business Registration Document	296
c. Bryan Quan Nearby Lodging Document.....	297

LUBA No. 2022-065

Table of Contents

d.	Bryan Quan Image.....	298
e.	Bryan Quan Image.....	299
f.	Bryan Quan Image.....	300
g.	Bryan Quan Image.....	301
12.	Jaime Craig, TC Environmental Health, Email dated March 28, 2022.....	302-303
iii.	Notice of BOCC Appeal Public Hearing.....	304-316
1.	Cover Page of Notice of BOCC Public Hearing.....	304
2.	Notice of Appeal Hearing Letter dated March 25, 2022.....	305-307
3.	'Exhibit A' Maps.....	308-311
a.	'Exhibit A' Cover Page.....	308
b.	Vicinity Map.....	309
c.	Zoning Map.....	310
d.	Assessors Map.....	311
4.	'Exhibit B' Appeal Forms.....	312-315
a.	'Exhibit B' Cover Page.....	312
b.	Appeal Form #851-21-000416-PLNG.....	313-315
i.	Appeal Form # 851-21-000416-PLNG.....	313
ii.	Reasons for Appeal.....	314-315
c.	Planning Commission Record #851-21-000416-PLNG.....	316
i.	Cover Sheet for Planning Commission Record #851-21-000416-PLNG.....	316
1.	Planning Commission Record #851-21-000416-PLNG.....(See Pages 317-604)	
XIII.	Newspaper Publication Notice of Appeal Hearing	317-319
XIV.	Certificate of Mailing of Notice of BOCC Appeal Hearing.....	320-331
a.	Certificate of Mailing dated March 25, 2022.....	320
b.	Cover Email dated March 25, 2022 titled Notice of Public Hearing – April 25 th	321

LUBA No. 2022-065

Table of Contents

c.	Notification Addresses (Mail & Email Recipient List).....	322-330
i.	Mailing Addresses.....	322
ii.	Email Addresses.....	323
iii.	Property Owners within 750-ft Mailing Labels.....	324-330
d.	Agency Mailing List.....	331
XV.	Notice of BOCC Appeal Hearing dated March 25, 2022.....	332-342
a.	Notice of BOCC Appeal Hearing dated March 25, 2022.....	332-334
b.	‘Exhibit A’ Maps.....	335-338
i.	‘Exhibit A’ Cover Page.....	335
ii.	Vicinity Map.....	336
iii.	Zoning Map.....	337
iv.	Assessors Map.....	338
c.	‘Exhibit B’ Appeal Forms.....	339-342
i.	‘Exhibit B’ Cover Page.....	339
ii.	Appeal Form #851-21-000416-PLNG.....	340-342
1.	Appeal Form #851-21-000416-PLNG.....	340
2.	Reasons for Appeal.....	341-342
XVI.	Appeal of #851-21-000416-PLNG.....	343-346
a.	Appeal Form #851-21-000416-PLNG	343
b.	Reasons for Appeal.....	344-345
c.	Receipt.....	346
XVII.	Certificate of Mailing Notice of Planning Commission Decision.....	347-358
a.	Certificate of Mailing dated March 4, 2022.....	347
b.	Cover Email dated March 4, 2022 titled Notice of Decision – Oregon Treehouse Partners Conditional Use.....	348
c.	Notification Addresses (Mail & Email Recipient List).....	349-357

LUBA No. 2022-065

Table of Contents

	i. Mailing Addresses.....	349
	ii. Email Addresses.....	350
	iii. Property Owners within 750-ft Mailing Labels.....	351-357
	d. Agency List.....	358
XVIII.	Notice of Planning Commission Decision.....	359-368
	a. Notice of Planning Commission Decision dated March 4, 2022.....	359-361
	b. Maps.....	362-364
	i. Vicinity Map.....	362
	ii. Zoning Map.....	363
	iii. Assessors Map.....	364
	c. Planning Commission Order for Conditional use Request #851-21-000416-PLNG.....	365-368
	i. Planning Commission Order for Conditional Use Request 851-21-000416-PLNG.....	365-366
	ii. ‘Exhibit A’ Conditions of Approval.....	367-368
XIX.	Planning Commission Order for Conditional Use Request #851-21-000416-PLNG.....	369-372
	a. Planning Commission Order for Conditional Use Request #851-21-000416-PLNG.....	369-370
	b. Exhibit A: Conditions of Approval.....	371-372
XX.	150-Day Waiver signed by Applicant dated March 22, 2022.....	373
XXI.	February 24, 2022 Planning Commission Audio Recording.....	CD
XXII.	February 24, 2022 Planning Commission Hearing.....	374-392
	a. February 24, 2022 Agenda.....	374
	b. Copy of Staff Presentation.....	375-385
	c. Copy of Applicants Presentation.....	386-392
XXIII.	February 24, 2022 Planning Commission Hearing Packet dated February 17, 2022.....	393-435
	a. February 24, 2022 Planning Commission Hearing Agenda.....	393
	b. Memorandum to Planning Commission dated February 17, 2022.....	394

LUBA No. 2022-065

Table of Contents

c.	Testimony received from 4:00pm on January 27, 2022 to 4:00pm on February 3, 2022.....	395-411
	i.	Cover Page for Testimony from January 27, 2022 to February 3, 2022.....395
	ii.	Kevin Gindlesperger Email dated February 3, 2022 with Attached Letter.....396-397
	1.	Kevin Gindlesperger Email dated February 3, 2022.....396
	2.	Denise Bray & Kristi Lokting Letter dated February 2, 2022.....397
	iii.	Lynnae Ruttledge Email dated February 2, 2022 with Attached Letter.....398-402
	1.	Lynnae Ruttledge Email dated February 2, 2022.....398-399
	2.	Lynnae Ruttledge Letter dated February 1, 2022.....400-402
	iv.	Mailia Kupillas, Pacific Hydro Geology Inc., Email dated February 2, 2022 with Attached Letter.....403-404
	1.	Mailia Kupillas Email dated February 2, 2022.....403
	2.	Mailia Kupillas, Pacific Hydro-Geology Inc., Letter dated January 30, 2022...404
	v.	Susan Pileggi, Pat & Dave Long, and Brian & Lucy Roark Email dated January 31, 2022.....405
	vi.	Email dated January 31, 2022 from kswyter@gmail.com.....406
	vii.	Millie Wriggle Email dated January 30, 2022.....407
	viii.	David and Candace Churchley Email dated January 29, 2022.....408
	ix.	Mary Vorboril Email dated January 28, 2022.....409-411
d.	Testimony received from 4:00pm on February 3, 2022 to 4:00pm on February 10, 2022....	412-428
	i.	Cover Page for Testimony from February 3, 2022 to February 10, 2022.....412
	ii.	Cameron La Follette, Oregon Coast Alliance, Email dated February 10, 2022.....413-415
	iii.	Travis Ellis Email dated February 10, 2022.....416
	iv.	Dean Wood Email dated February 7, 2022.....417-419
	v.	Andrew Ewing Email dated February 6, 2022.....420-421
	vi.	Bryan Quan Email dated February 3, 2022.....422-426
	vii.	Bryan Quan Email dated February 3, 2022.....427

LUBA No. 2022-065

Table of Contents

viii.	Kevin Quille Email dated February 3, 2022.....	428
e.	Testimony received from 4:00pm on February 10, 2022 to 4:00pm on February 17, 2022....	429-435
i.	Cover Page for Testimony from February 10, 2022 to February 17, 2022.....	429
ii.	Kevin Gindlesperger Email dated February 17, 2022 with Attached Letter.....	430-435
1.	Kevin Gindlesperger Email dated February 17, 2022.....	430
2.	Kevin Gindlesperger Letter Undated.....	431-435
XXIV.	January 27, 2022 Planning Commission Hearing Audio Recording.....	CD
XXV.	January 27, 2022 Planning Commission Hearing.....	436-478
a.	January 27, 2022 Planning Commission Agenda.....	436
b.	Copy of Staff's Presentation.....	437-444
c.	Copy of Applicant's Presentation.....	445-464
d.	Testimony Received from 4:00pm January 20, 2022 to 4:00pm January 27, 2022.....	465-477
i.	Cover Page for Testimony Received from January 20, 2022 to January 27, 2022.....	465
ii.	Cameron La Follette, Oregon Coast Alliance, Email with Attached Letter dated January 27, 2022.....	466-469
1.	Cameron La Follette, Oregon Coast Alliance, Email dated January 27, 2022...	466
2.	Cameron La Follette, Oregon Coast Alliance, Letter dated January 27, 2022.....	467-469
iii.	Allan and Carol Rodrick Letter dated January 25, 2022.....	470
iv.	Pam Kniffin Email dated January 25, 2022.....	471
v.	Isabel Gilda, Tierra Del Mar Community Association, Email dated January 25, 2022 with Attached Letter.....	472-473
1.	Isabel Gilda, Tierra Del Mar Community Association, Email dated January 25, 2022.....	472
2.	Tierra Del Mar Community Association Letter dated January 23, 2022.....	473
vi.	Charlie Chamberlin, Oregon Department of Fish and Wildlife, Letter dated January 25, 2022.....	474
vii.	Lisa Macy-Baker Email dated January 24, 2022 with Attached Letter.....	475-476

LUBA No. 2022-065

Table of Contents

1.	Lisa Macy-Baker Email dated January 24, 2022.....	475
2.	Lisa Macy-Baker and Ron Baker Letter Undated.....	476
viii.	Pam Wilson Email dated January 25, 2022.....	477
e.	January 13, 2022 Speaker Sign-up List.....	478
XXVI.	January 27, 2022 Planning Commission Hearing Packet dated January 20, 2022.....	479-551
a.	January 27, 2022 Planning Commission Hearing Agenda.....	479
b.	January 20, 2022 Memorandum to Planning Commission.....	480
c.	Staff Report dated January 20, 2022 with Exhibits.....	481-551
i.	Staff Report dated January 20, 2022.....	481-492
ii.	Exhibit A: Maps.....	493-499
1.	‘Exhibit A’ Cover Page.....	493
2.	Vicinity Map.....	494
3.	Zoning Map.....	495
4.	Assessors Map.....	496
5.	Assessors Summary.....	497
6.	FEMA FIRM.....	498
7.	National Wetlands Inventory Map.....	499
iii.	Exhibit B: Applicant/Property Owner’s Submittal.....	500-531
1.	‘Exhibit B’ Cover Page.....	500
2.	Conditional Use Application #851-21-000416-PLNG.....	501
3.	Narrative & Criteria Responses.....	502-514
a.	Narrative & Criteria Responses.....	502-510
b.	Exhibit A of Applicants Narrative.....	511-514
i.	Tierra Del Mar Water Company Water Availability Letter...511	
ii.	Jim Thompson Letter dated September 29, 2021.....	512

LUBA No. 2022-065

Table of Contents

iii.	Stephanie Welch Letter dated October 7, 2021.....	513
iv.	Sean and Shae Lambert Letter dated October 6, 2021.....	514
4.	Oregon Treehouse Partners Schematics prepared by OFFICEUNTITLED.....	515-521
a.	A00.00 Cover Sheet.....	515
b.	A10.04 Site Plan.....	516
c.	A10.05 Enlarged Site Plan.....	517
d.	A12.01 Floor Plan.....	518
e.	A30.00 3D Views.....	519
f.	A30.01 Elevation.....	520
g.	A40.01 Section.....	521
5.	Executive Hospitality Group Schematics prepared by Morgan Civil Engineering, Inc.....	522-523
a.	Sheet 1 Site Layout.....	522
b.	Sheet 2 Road Profile.....	523
6.	Statutory Warranty Deed.....	524-525
7.	Additional Narrative Responses.....	526-529
8.	Kevin Gindlesperger Email dated January 4, 2022 with Attachment.....	530-531
a.	Kevin Gindlesperger Email dated January 4, 2022.....	530
b.	Tierra Del Mar Water Company Water Availability Letter dated January 3, 2022.....	531
iv.	Exhibit C: Testimony Received By January 20, 2022.....	532-551
1.	'Exhibit C' Cover Sheet.....	532
2.	Fire Chief James Oeder, Nestucca Rural Fire Protection District, Letter dated January 19, 2022.....	533
3.	DSL Wetland Land Use Notice Response.....	534-535
4.	Chris Laity, TC Public Works Director, Email dated January 18, 2022.....	536-537

LUBA No. 2022-065

Table of Contents

5.	Jeff Pimentel Email dated January 18, 2022 with Attached Letter.....	538-539
a.	Jeff Pimentel Email dated January 18, 2022.....	538
b.	Jeff Pimentel Letter dated January 18, 2022.....	539
6.	Jaime Craig, TC Environmental Health Program Manager, Email dated January 14, 2022.....	540
7.	Linda Hilliard Email dated January 7, 2022.....	541
8.	Sandy Gunder Email dated January 7, 2022.....	542
9.	John Clarenbach Letter dated January 6, 2022.....	543-544
10.	Lynnae Ruttledge Email dated January 5, 2022 with Attached Letter.....	545-547
a.	Lynnae Ruttledge Email dated January 5, 2022	545
b.	Lynnae Ruttledge Letter dated January 5, 2022	546-547
11.	Lynnae Ruttledge Letter dated January 5, 2022.....	548-549
12.	Robert Bradley, Oregon Department of Fish and Wildlife, Email dated January 3, 2022.....	550
13.	Andy and Connie Ewing Letter Undated.....	551
XXVII.	Newspaper Publication Notice of January 27, 2022 and February 24, 2022 Planning Commission Hearing.....	552-554
XXVIII.	Certificate of Mailing.....	555-564
a.	Certificate of Mailing.....	555
b.	Cover Email dated December 29, 2021 titled 851-21-000416-PLNG.....	556
c.	Property Owners within 750-ft Mailing Labels.....	557-563
d.	Agency List.....	564
XXIX.	January 27, 2022 and February 24, 2022 Planning Commission Notice of Hearing dated December 29, 2021.....	565-574
a.	Notice of Planning Commission Hearing Letter dated December 21, 2021.....	565-567
b.	Exhibit A: Maps.....	568-574
i.	'Exhibit A' Cover Letter.....	568

LUBA No. 2022-065

Table of Contents

ii.	Vicinity Map.....	569
iii.	Zoning Map.....	570
iv.	Assessors Map.....	571
v.	Assessors Summary.....	572
vi.	FEMA FIRM.....	573
vii.	National Wetlands Inventory Map.....	574
XXX.	Applicant’s Submittal for Conditional Use Request #851-21-000416-PLNG.....	575-604
a.	Conditional Use Application #851-21-000416-PLNG.....	575
b.	Narrative & Criteria Responses.....	576-588
i.	Narrative & Criteria Responses.....	576-584
ii.	Exhibit A of Applicants Narrative.....	585-588
1.	Tierra Del Mar Water Company Water Availability Letter.....	585
2.	Jim Thompson Letter dated September 29, 2021.....	586
3.	Stephanie Welch Letter dated October 7, 2021.....	587
4.	Sean and Shae Lambert Letter dated October 6, 2021.....	588
c.	Oregon Treehouse Partners Schematics prepared by OFFICEUNTITLED.....	589-595
i.	A00.00 Cover Sheet.....	589
ii.	A10.04 Site Plan.....	590
iii.	A10.05 Enlarged Site Plan.....	591
iv.	A12.01 Floor Plan.....	592
v.	A30.00 3D Views.....	593
vi.	A30.01 Elevation.....	594
vii.	A40.01 Section.....	595
d.	Executive Hospitality Group Schematics prepared by Morgan Civil Engineering, Inc.....	596-597
i.	Sheet 1 Site Layout.....	596

LUBA No. 2022-065

Table of Contents

ii. Sheet 2 Road Profile.....	597
e. Statutory Warranty Deed.....	598-599
f. Additional Narrative Responses.....	600-603
g. Receipt.....	604
XXXI. CDS.....	
a. January 27, 2022 Planning Commission Hearing Audio Recording	
b. February 24, 2022 Planning Commission Hearing Audio Recording	
c. April 25, 2022 BOCC Appeal Hearing Audio Recording	
d. May 11, 2022 BOCC Appeal Hearing Audio Recording	
e. June 1, 2022 BOCC Appeal Hearing Audio Recording	

1 BEFORE THE LAND USE BOARD OF APPEALS
2 OF THE STATE OF OREGON

3
4 OREGON COAST ALLIANCE,)
5)
6 Petitioners,)
7) LUBA No. _____
8 vs.)
9)
10 TILLAMOOK COUNTY,)
11)
12 Respondent.)

13
14 NOTICE OF INTENT TO APPEAL

15 I.

16 Notice is hereby given that Petitioner intends to appeal the land use
17 decision of Respondent described as follows in the Findings of Fact,
18 Conclusions and Order for #851-22-000107-PLNG:

19 “IN THE MATTER OF AN APPEAL OF THE PLANING
20 COMMISSIONS DECISION TO APPROVE A CONDITIONAL USE
21 REQUEST #851-21-000416-PLNG FOR A 19-SITE RECREATIONAL
22 CAMPGROUND ON A 58.51- ACRE PARCEL, WITHIN THE
23 RURAL RESIDENTIAL 2-ACRE (RR-2) ZONED PORTION OF THE
24 PROPERTY, ACCESSED VIA FLOYD A VENUE, A COUNTY
25 LOCAL ACCES ROAD, AND DESIGNATED AS TAX LOT 600 OF
26 SECTION 6, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE
27 WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.”

28
29 The decision was signed on June 22, 2022. This Notice of Intent to Appeal is
30 timely filed within 21 days of the decision.

31 II.

32 Petitioners are represented by:

1 Sean T. Malone, OSB # 084060
2 Attorney at Law
3 259 E. 5th Ave, Ste 200-C
4 Eugene OR 97401
5 (303) 859-0403
6 seanmalone8@hotmail.com

7 III.

8 Respondent has as its mailing address and telephone number as:

9
10 Tillamook County Board of Commissioners
11 201 Laurel Avenue
12 Tillamook OR 97141
13 (503) 842-3403

14 and has as its legal counsel:

15
16 Joel Stevens
17 Tillamook County Counsel
18 201 Laurel Avenue
19 Tillamook OR 97141
20 (503) 842-1805

21 IV.

22 The applicant is:

23
24 Oregon Treehouse Partners, LLC
25 1276 NW 107th Ave,
26 Portland OR 97229
27 (503) 969-2158

28
29 The applicant was not represented by legal counsel below.

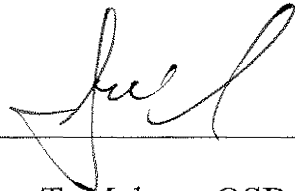
30
31 Other persons mailed or emailed written notice of the land use decision
32 by the Respondent, as indicated by its records, are listed in Exhibit A.

33 NOTICE:

34 Anyone designated in paragraph IV of this Notice who desires to

1 participate as a party in this case before the Land Use Board of Appeals must
2 file with the Board a Motion to Intervene in this proceeding as required by
3 OAR 661-10-0050.

4 Dated: July 13, 2022



5 Sean T. Malone, OSB # 084060
6 Attorney at Law
7 259 E. Fifth Ave, Ste 200-C
8 Eugene OR 97405
9 (303) 859-0403
10 seanmalone8@hotmail.com

11
12 Certificate of Service

13 I hereby certify that on July 13, 2022, I served a true and correct copy of
14 the foregoing on all persons listed in paragraphs III and IV of this Notice
15 pursuant to OAR 661-010-0015(2) by first class mail or electronic mail where
16 an electronic mail address was included on the local government's notice list.

17 Certificate of Filing

18 I hereby certify that on July 13, 2022, I filed the original of the foregoing,
19 together with two copies, with the Land Use Board of Appeals, DSL Building,
20 775 Summer Street NE, Suite 330, Salem OR 97301-1283, by certified mail,
21 return receipt requested.

22 Dated this 13th day of July, 2022



Sean T. Malone
Attorney for Petitioner

Exhibit A

Emails

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Department of State Lands, Blake Helm	775 Summer Street NE Ste. 100, Salem, OR 97301-1279	DSL_Online_Notice_Form
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X ODEQ, York Johnson	2310 1st Street, Suite 4, Tillamook, OR 97141	Johnson.York@deq.state.or.us
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X Oregon Parks and Recreation, Trevor Taylor	12735 NW Pacific Coast Hwy, Seal Rock, OR 97367	Trevor.taylor@oregon.gov
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ODOT Aviation, Heather Peck	3040 25th Street SE, Salem, OR 97302	Heather.Peck@aviation.state.or.us
ODOT Aviation, Jeff Caines *Copy Both Please	3040 25th Street SE, Salem, OR 97302	Jeff.Caines@aviation.state.or.us
X Oregon Water Resources Dept, Nikki Hendricks	4000 Blimp Blvd Suite 400 Tillamook, OR 97141 (Don't mail)	Nikki.M.Hendricks@oregon.gov
X Oregon SHPO Environmental Compliance	725 Summer St NE, Suite C, Salem, OR 97301	
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X USFS, Traci Merrill	P.O. Box 235 Hebo, OR 97122	Traci.merrill@usda.gov
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DOGAMI	229 Broadalbin St. SW, Albany, OR 97321-2246	Becky.Johnson@oregon.gov
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Bay City Fire Department	P.O. Box 3309, Bay City OR 97107	
Garibaldi Rural Fire Protection District	P.O. Box 876, Garibaldi OR 97118	firechief@ci.garibaldi.or.us
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Tillamook Fire District, Rueben Descloux	2310 4th Street, Tillamook, OR 97141	rdescloux@tillamookfire.com
X Neslucca Rural Fire Protection District, James Oeder	30710 US-101, Cloverdale, OR 97112	joeder@rnfod.com
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Cloverdale Water District, Faith Melandy	P.O. Box 166 Cloverdale, OR 97112	cloverdalewater@earthlink.net
Fairview Water District, David Pace	403 Maroff Loop Road, Tillamook, OR 97141	davidpace@fairviewwater.com
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Long Prairie Water District	P.O. Box 331, Tillamook OR 97141	nonda@zvald.org
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Nelaris Water District, Des Ann Gregg	P.O. Box 50 Nelaris OR 97143	office@nelariswaterdistrict.com
Northwoods Water District, Norman Brennan	7845 Solilo Smith Road, Tillamook OR 97141	USPS Mail Only Please
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Pacific City Joint Water-Sanitary Authority	34005 Cape Kiwanda Drive, Pacific City, OR 97135	rdeloe@pcjwsa.com - Rachelle
Pleasant Valley Water District	P.O. Box 536, Tillamook, OR 97141	nonda@zvald.org
South Prairie Water District	8480 Bawley Creek Road, Tillamook, OR 97141	
Tone Water District, Judith Robilisch	4466 Tone Road, Tillamook OR 97141	
Twin Rocks Water District, Earl Reeves	P.O. Box 240, Rockaway Beach OR 97136	
Walseco - Barlow Water District, Barbara Trout	P.O. Box 295, Rockaway Beach, OR 97136	walsecobarlow@centurylink.net
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Neskowin Regional Sanitary Authority, Annis Leslie	P.O. Box 383, Neskowin OR 97149	hnsa@1centurylink.net
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Nelaris CAC		lm.nelaris@gmail.com
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Cloverdale CAC	P.O. Box 133 Cloverdale, OR 97112	
X Pacific City CAC		pcwoodsac@gmail.com

Assessor, Denise Vandecoevoering
Health Department, Jamie Craig

Public Works, Ron Newton
Planning Commission {}

Sanitation, Chels Chloa
Surveyor, Travis Porter {}

Surveyor, Michael Rice {}
Surveyor, Allison Hinderer {}

Chris Laity

Exhibit A

4S1006CB11300

4S1006CB07500
ALEXANDER, JEREMY & CRISSA
PO BOX 1032
PACIFIC CITY, OR 97135

4S1006CB05000
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PO BOX 1123
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4S1006CB04800
ALLEN, THOMAS DALE & KAREN PAT
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4S1006CB07200
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4S1006CB05301
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4930 CENTER WOOD
LAKE OSWEGO, OR 97035

4S1006CB03600
BARRETT, MICHAEL J & CATHERINE
4930 CENTER WOOD
LAKE OSWEGO, OR 97035

4S1006CB04400
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4S1006CB14500
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LONGVIEW, WA 98632

4S1006CB05100
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4S1006CB11000
BERNT, CATHERINE J &
5304 SE 35TH AVE
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4S1006BC12300
BLAIR, JAMES & BARBARA &
1293 SE 12TH LP
CANBY, OR 97013

4S1006CB10500
BLANCHARD, PAUL & HENRIETTE 1/
4744 LAMONT CT
LAKE OSWEGO, OR 97035

4S1006BC16400
BOES, HERMAN E & MARSHA L
1688 NUT TREE DR NW
SALEM, OR 97304

4S1006CB08200
BOONE-DOG INVESTMENTS LLC
384 N KINGS VALLEY HWY
DALLAS, OR 97338-9623

4S1006CB11200
BOWEN, MARGARET A TRUSTEE
19200 NE WOODLAND LP
YAMHILL, OR 97148

4S1006CB13500
BRANCH, ELOISE L 1/2 &
28690 SW 35TH DR
WILSONVILLE, OR 97070

4S1006CB01300
BRYANT, JO TRUSTEE &
22502 94TH ST E
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4S1101DD03100
BRYNER, JEFF &
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4S1006CB01700
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4S1006CB02301
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4S1006CB08100
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4S1006BC05400
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4S1006CB02800
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4S1101DD02200
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Exhibit A

4S1006BC16100
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4S1006CB07700
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4S1006CB00300
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4S1006CB12400
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4S1006CB12900
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31464 SIERCKS RD
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4S1006CB12600
EWING, ANDREW M TRUSTEE &
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4S1006CB02700
FREEMAN, GARY M
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4S1006CB13300
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4S1006CB05600
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4S1101DD02900
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4S1006BC05603
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4S1006BC08900
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4S1006CB01200
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4S1101DD00400
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4S1006CB13400
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4S1006CB02500
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4S1101DD02000
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4S1101DD00600
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4S1006BC11900
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MCMINNVILLE, OR 97128

4S1101DD03200
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1601 WILLOW RD
MENLO PARK, CA 94025-1452

4S1006CB09300
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4S1006CB06000
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Exhibit A

4S1006CB00700
GORDON, TRUDY
19232 WHITNEY LN
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4S1006CB00100
GORDON, TRUDY
19232 WHITNEY LN
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4S1006CB06800
GROVE, DAVID N TRUSTEE &
14186 SW MCKINLEY DR
SHERWOOD, OR 97140

4S1006CB08701
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15770 SW 133RD AVE
PORTLAND, OR 97224-1610

4S1006CB08700
HARMON, KATIE
15770 SW 133RD AVE
PORTLAND, OR 97224-1610

4S1006CB08900
HARMON, KATIE
15770 SW 133RD AVE
PORTLAND, OR 97224-1610

4S1006CB08600
HARMON, KATIE
15770 SW 133RD AVE
PORTLAND, OR 97224-1610

4S1006CB08800
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15770 SW 133RD AVE
PORTLAND, OR 97224-1610

4S1101DD01900
HARRIS BEACH PROPERTY LLC
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4S1006CB04600
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4S1006CB04500
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4S1101DD00100
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4S1006BC15000
HOOK, WILLIAM BENJAMIN LEE &
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4S1006BC15100
HOOK, WILLIAM BENJAMIN LEE &
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AUMSVILLE, OR 97325

4S1006BC15200
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4S1006CB03700
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4S1006CB07900
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4S1006CB12700
HUGHES, SUE & HUGHES, FRANK &
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4S1006CB10700
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4S1006CB00200
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HOOD RIVER, OR 97031-1629

4S1006CB10000
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ALOHA, OR 97007

4S1006CB02801
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4S1006CB02802
JACK DONAUGH LIFE INSURANCE TR
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4S1006BC08800
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210 E SHERMAN
HOOD RIVER, OR 97031

4S1101DD01300
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4S1101DD00900
JUSTUS, REGINALD A TRUSTEE
33 NANSEN SUMMIT
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4S1101DD02400
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4S1006CB05700
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Exhibit A

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4S1006CB12200
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4S1006CB10100
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PORTLAND, OR 97223

4S1006CB10300
LEIPZIG, KURT TRUSTEE &
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4S1006BC16000
LEPPIN, ERWIN 1/3 &
790 SAND PIPER AVE NE
SALEM, OR 97301

4S10060000500
LILLY, JEANETTE M &
5425 SW TEXAS ST
PORTLAND, OR 97219

4S10060000502
LILLY, JEANETTE M
8490 SW CECILIA TERR
PORTLAND, OR 97223

4S1006CB14200
LINCKE, RICHARD E JR & ALICE F
5740 NW TOKETEE DR
PORTLAND, OR 97229

4S1006CB06600
LIVINGSTON, FARRAND M & JUDITH
7739 SW SUMMERTON ST
WILSONVILLE, OR 97070

4S1006CB06400
MAERCKLEIN, DEBRA A TRUSTEE
2651 SW DAVENPORT CT
PORTLAND, OR 97201-2233

4S1006CB10200
MANNING, SHEILA MARIE & THOMAS
5506 SW CUSTER ST
PORTLAND, OR 97219

4S1006CB09500
MANNING, THOMAS D & SHEILA M
5506 SW CUSTER ST
PORTLAND, OR 97219

4S1006CB07400
MARTIN, C TODD TRUSTEE &
17775 SE MILL PLAIN BLVD APT 3
VANCOUVER, WA 98683

4S1006CB09900
MC ELM LLC
4965 HARVARD CT
LAKE OSWEGO, OR 97035

4S1006CB12800
MESKIMEN, LLOYD R & ELIZABETH
3571 SE MIDVALE DR
CORVALLIS, OR 97333-3205

4S1006CB05300
METTS, KATHERINE
9306 116TH ST E
PUYALLUP, WA 98373

4S1006CB03500
METTS, KATHERINE
9306 116TH ST E
PUYALLUP, WA 98373

4S1101DD02500
MIER, GARY R & KATHLENE M
15895 SW 87TH AVE
TIGARD, OR 97224

4S1006CB09800
MILLQVIST-HUNTER, CATARINA &
11050 SW COLLINA AVE
PORTLAND, OR 97219-7839

4S1101DD02700
MINSHALL, EDMUND B & SILVIA
12491 SW TOOZE RD
SHERWOOD, OR 97140

4S1006CB11800
MORRIS, CARROLL A &
7425 SW 92ND AVE
PORTLAND, OR 97223

4S1101DD01800
NAJDEK, PATRICIA A TRUSTEE
7674 SW HONOR LOOP
WILSONVILLE, OR 97070

4S1006CB11100
NAPIER, NELL P, TRUSTEE &
4112 NE SHADY LANE DR
GLADSTONE, MO 64119

4S1006CB11500
NELSON, EVELYN M
PO BOX 302
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4S1006CB11600
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4S1101DD01400
O'CONNELL, JAMES MICHAEL TRUST
1359 SW 19TH DR
GRESHAM, OR 97030

Exhibit A

4S1006CB03200
OJA, TRAVIS J &
2530 SW MOSS ST
PORTLAND, OR 97219

4S10060000600
OREGON TREEHOUSE PARTNERS, LLC
34505 NESTUCCA BLVD
PACIFIC CITY, OR 97135

4S1006BC03200
PALLETT, PAULA M 1/2 &
20913 SW WILLAPA CT SW
TUALATIN, OR 97062

4S1006BC08600
PALMER, MICHAEL DAVID & KENDAL
27930 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006BC08700
PALMER, MICHAEL DAVID & KENDAL
27930 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006BC15300
PAMBRUN, FAY SAMUEL JR & DOROT
76928 PAMBRUN RD
ADAMS, OR 97810

4S1006BC14900
PAMBRUN, JENNIFER ANN
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1101DD01500
PARKER, NATHANIEL D.W.
3973 N CONCORD AVE
PORTLAND, OR 97227

4S1006CB13900
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB13800
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

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PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

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PO BOX 185
PACIFIC CITY, OR 97135

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PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB13700
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
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4S1006BC12200
PIPPETT, BRET ALLEN & LISA 1/2
17200 S CLACKAMAS RIVER DR
OREGON CITY, OR 97045

4S1006CB05001
PRICE, KRISTIN K &
4413 LOGAN DR NE
LACEY, WA 98576

4S1101DD02100
QUILLE, PATRICK K
11912 NE 151ST PL
KIRKLAND, WA 98034

4S1101DD01600
QUILLE, PATRICK K
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4S1101DD00200
QUILLE, PATRICK KEVIN
5860 GAGE AVE
TIERRA DEL MAR, OR 97112

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RALLS, CHARITY
5425 SW TEXAS ST
PORTLAND, OR 97219

4S1006CB00800
RALLS, CHARITY
5425 SW TEXAS ST
PORTLAND, OR 97219

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RAWE, ANNE
518 STILLWELL AVE
TILLAMOOK, OR 97141

4S1101DD01000
RAWE, ANNE
518 STILLWELL AVE
TILLAMOOK, OR 97141

4S1006CB14300
REED, JOHN W & ELIZABETH J TR
922 PAMA WAY
LOS ALTOS, CA 94024

4S1101DD00800
REGAN, WALTER J JR & BARBARA L
10415 SE WAVERLEY CT 4166
MILWAUKIE, OR 97222

4S1006CB01100
REITZ, WILSON JR & BERNICE K
216 MCFADYEN DR
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4S1101DD02800
RICHES, JOHN R & SONIJA L
PO BOX 5014
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4S1006CB07300
ROARK, BRIAN E &
2215 NW MILL POND RD
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4S1006CB04200
RODRIGUES, NORTHON & DORIS K
18220 S SHILOH LN
OREGON CITY, OR 97045

4S1101DD00300
ROY, SANDRA J
15848 SE STEPHENS CT
PORTLAND, OR 97264

Exhibit A

4S1006CB03100
RUPP, DOUGLAS L & CARRIE A
5995 BILYEU AVE
CLOVERDALE, OR 97112

4S1101DD03000
SCHOT, PHILIP & KARLA
2712 BALLAD
FOREST GROVE, OR 97116

4S10060000700
SEARS, MICHAEL S SR
28475 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006BC03500
SERRES, EDWARD J & LINDA R
15207 S FORSYTHE RD
OREGON CITY, OR 97045

4S1006CB12500
SPALDING, JEFFREY & JANET &
5795 ELOISE AVE
CLOVERDALE, OR 97112

4S1006CB04000
SPRING, JAMES F & RITA A
572 NE REDWOOD AVE
REDMOND, OR 97756

4S1101DD01200
STEYAERT, RAYMOND J JR & KATHL
19065 STEELHEAD PL
CLOVERDALE, OR 97112-6203

4S1006CB05900
TAYLOR, A ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1006CB01600
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1006CB01501
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1006CB02600
RUTTLEDGE, EDMUND & LYNNAE M T
295 CHURCH ST SE UNIT 404
SALEM, OR 97301

4S10060000801
SEARS, DAVID G 1/2 &
28805 SANDLAKE RD
CLOVERDALE, OR 97112

4S1101DD03400
SEARS-PRINCE, LOIS
802 CEDAR AVE
TILLAMOOK, OR 97141

4S1006BC12000
SIMCOE, DARRELL C & ALICE J (T
575 SE FIR VILLA RD
DALLAS, OR 97338

4S1006CB09100
SPALDING, JEFFREY & JANET 1/2
9919 SW 53RD AVE
PORTLAND, OR 97219

4S1006CB04100
SPRING, JAMES F & RITA A
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4S1006CB03900
SUSBAUER, ALEXANDER L
2135 SE 76TH AVE
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4S1006BC16300
TAYLOR, ARTHUR ROBERT
22675 SW VERMILLION DR
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4S1006CB01502
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1101DD04200
THOMAS, VICKI A
28455 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006CB08000
SCHOFIELD, KAREN M TRUSTEE
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4S1101DD03500
SEARS, MICHAEL S SR
28475 SANDLAKE RD
CLOVERDALE, OR 97112-9609

4S10060000800
SEARS-PRINCE, LOIS
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4S1006BC12100
SMITH, SCOTT D & JOANNA B
6714 SE CLACKAMAS RD
MILWAUKIE, OR 97267

4S1006CB07600
SPRING, JAMES F & RITA &
4133 NE HOYT AVE
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4S1006CB07000
STEINPREIS, BARBARA RUTH &
26090 BUTTEVILLE RD
AURORA, OR 97002

4S1006CB05400
TAYLOR, A ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S10060000503
TAYLOR, ARTHUR ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1006CB01500
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
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4S1006CB10900
THOMPSON, JAMES & MEREDITH &
312 NE STANTON ST
PORTLAND, OR 97204

Exhibit A

4S1006CB09000
TIERNEY, KAREEN &
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HILLSBORO, OR 97123

4S1006CB05200
TIERRA DEL MAR COMMUNITY ASSOC
PO BOX 344
PACIFIC CITY, OR 97135

4S1006CB07800
TILLET, JAMES EDMUND 1/4 &
19360 NW MELROSE DR
PORTLAND, OR 97229

4S1006CB00400
TITUS, ROGER
6020 BILYEU AVE
CLOVERDALE, OR 97112

4S1006CB01400
TRIPLETT, LOREN R & TRIPLETT,
4915 NW KAHNEETA DR
PORTLAND, OR 97229-2108

4S1101DD01700
TURNER, ANNE
5800 HARRIS AVE
CLOVERDALE, OR 97112

4S10060000900
U S A

4S10060000100
U S A

4S1006CB00600
VANCE, ANDREA GROVER
17901 NE GEELAN RD
YAMHILL, OR 97148

4S1101DD02600
VOBORIL, MARY
5800 IRISH AVE
CLOVERDALE, OR 97112

4S1006CB05800
WALROD, TOM &
71 WALNUT ST
INDEPENDENCE, OR 97351

4S1006CB08500
WILLIAMS, ROSCOE A JR & JOANNE
13834 SE CENTER ST
PORTLAND, OR 97236

4S1006CB12000
WOLF, VICTOR L &
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006CB11900
WOLF, VICTOR L &
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006CB12100
WOLF, VICTOR L
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006BC15700
WOLFSON, SUSAN D
3385 NW PHILLIPS RD
GASTON, OR 97119

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WOLFSON, SUSAN D
3385 NW PHILLIPS RD
GASTON, OR 97119

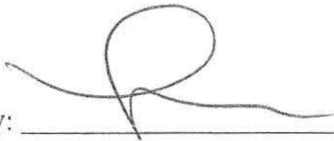
4S1006CB10800
WRIGHT, SHARA L
8417 VIEWCREST WAY
YAKIMA, WA 98908

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Sean and Shae Lambert	PO Box 693	Pacific City, OR 97135
Oregon Coast Alliance	POBox 857	Astoria, OR 97103
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Attn: Charlie Chamberlain. ODFW	4907 3rd Street	Tillamook, OR 97141
Mary Vorboril	5800 Irish Ave	Tierra Del Mar, OR 97112
David & Candace Churchley	5955 Harris Ave	Tierra Del Mar, OR 97112
Lynnae Ruttledge	5885 Austin Ave	Tierra Del Mar, OR 97112
Denise Bray	7495 SW Bellrose Ln	Portland, OR 97223
Kristi Lokting	4466 SW 163rd Pl	Beaverton, OR 97078
Dean Wood	5930 Holly Ave	Cloverdale, OR 97112
Lynnae Ruttledge	PO Box 1092	Pacific City, OR 97135
Lisa Macy-Baker	1035 NE Davis St	McMinnville, OR 97128
Evelyn Nelson	28370 Sandlake Rd	Cloverdale, OR 97112
Jeff & Shirley Hollar	1541 N Oak St	Canby, OR 97013
	218 3rd Ave Unit 286	Portland, OR 97204

CERTIFICATE OF MAILING

I certify that I served the foregoing Notice regarding Decision as shown on the attached and made a part hereof, on the 24 day of June, 2022 a true and correct copy of the Notice of Decision, contained in a sealed envelope addressed to a person as shown at their last known address as shown in the latest records in the Tillamook County Assessor's Office, and deposited in the official mail deposit of the Tillamook County Courthouse at Tillamook, Oregon on the 24 day of June 2022 and the postage thereon was prepaid to each addressee.

By: _____



Date _____

6-24-22

851-22-000107-PLNG - Message (HTML) Search

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Lynn Tone
To WADE Heather DLCD

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Fri 6/24/2022 4:51 PM

Bcc PHIPPS Lisa DLCD; hilary.foote@dlcd.oregon.gov; robert.bradley@odfw.oregon.gov; matthew.v.hunter@odfw.oregon.gov; johnson.York@deq.state.or.us; ODOTR2PLANMGR@odot.state.or.us; trevor.taylor@oregon.gov; nikki.m.hendricks@oregon.gov; fw1ofwo@fws.gov; aswickham@fs.fed.us; traci.merritt@usda.gov; doryfreshfish@embarqmail.com; tmiller@tillamook911.com; 'Jim Oeder' (joeder@nrfpd.com); Denise Vandecoevering; Chris Laity; Ron Newton; Chris Chiola; kevingindy@yahoo.com; cameron@oregoncoastalliance.org; ANDREW EWING; allan@gorgeappraisal.com; Brenda Pribyl; buck97112@outlook.com; Catherine Gideon; Colburn; Marie Cook; David Churchley; DAVID E WRIGGLE; Dean Wood; David Rogers; David Rogers; fmhughes1@gmail.com; Frank Rodrick; gjbowen3; ian wolf; higgins2729; jan.spaldingshome.com; Jaime Craig; Jerry Dalnes; Jeff Spalding; jlljnm@wvi.com; karenmike.tierney@gmail.com; karinwriggle@gmail.com; karonjguam@gmail.com

Please see link for Notice of Decision.
https://www.co.tillamook.or.us/sites/default/files/fileattachments/community_development/project/71951/851-22-000107_notice_of_decision.pdf

Thank you,



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us

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Sean and Shae Lambert	PO Box 693	Pacific City, OR 97135
Oregon Coast Alliance	POBox 857	Astoria, OR 97103
Allan and Carol Rodrick	5745 Holly Ave	Tierra Del Mar, OR 97112
Attn: Charlie Chamberlain. ODFW	4907 3rd Street	Tillamook, OR 97141
Mary Vorboril	5800 Irish Ave	Tierra Del Mar, OR 97112
David & Candace Churchley	5955 Harris Ave	Tierra Del Mar, OR 97112
Lynnae Ruttledge	5885 Austin Ave	Tierra Del Mar, OR 97112
Denise Bray	7495 SW Bellrose Ln	Portland, OR 97223
Kristi Lokting	4466 SW 163rd Pl	Beaverton, OR 97078
Dean Wood	5930 Holly Ave	Cloverdale, OR 97112
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Lisa Macy-Baker	1035 NE Davis St	McMinnville, OR 97128
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4S1006CB04800
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4S1006CB07200
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4S1006CB05301
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4S1006CB03600
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4S1006CB11000
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PORTLAND, OR 97202

4S1006BC12300
BLAIR, JAMES & BARBARA &
1293 SE 12TH LP
CANBY, OR 97013

4S1006CB10500
BLANCHARD, PAUL & HENRIETTE 1/
4744 LAMONT CT
LAKE OSWEGO, OR 97035

4S1006BC16400
BOES, HERMAN E & MARSHA L
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4S1006CB08200
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DALLAS, OR 97338-9623

4S1006CB11200
BOWEN, MARGARET A TRUSTEE
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4S1006CB13500
BRANCH, ELOISE L 1/2 &
28690 SW 35TH DR
WILSONVILLE, OR 97070

4S1006CB01300
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4S1101DD03100
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4S1006CB01700
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4S1006CB02301
CAMPBELL, TAMARA J & ROBERT J
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4S1006CB08100
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4S1006BC05400
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4S1006CB02800
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4S1006BC15400
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4S1101DD02000
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4S1006CB09700
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4S1101DD02900
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4S1101DD00600
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101 N HANCOCK
GARY, IN 46403

4S1006BC11900
DURYEE, WAYNE ALAN &
963 NW 11TH ST
MCMINNVILLE, OR 97128

4S1006CB12400
EASTBURN, MARK L & TERRI K (TO
8320 SW WOODSIDE DR
PORTLAND, OR 97225

4S1006BC08900
EBNER, DOUGLAS TRU
PO BOX 55
SUBLIMITY, OR 97385

4S1101DD03200
EDGE CABLE HOLDINGS USA, LLC
1601 WILLOW RD
MENLO PARK, CA 94025-1452

4S1006CB12900
ENDICOTT, APRIL & ENDICOTT, A
31464 SIERCKS RD
SCAPPOOSE, OR 97056

4S1006CB13000
ENDICOTT, APRIL & ENDICOTT, AM
31464 SIERCKS RD
SCAPPOOSE, OR 97056

4S1006CB09300
ENGLAND, DENNIS G & NANCY C
16905 PLEASANT VIEW CT
BEND, OR 97707

4S1006CB12600
EWING, ANDREW M TRUSTEE &
17822 S FIELDSTONE LN
OREGON CITY, OR 97045

4S1006CB09400
EWING, ANDREW M TRUSTEE &
17822 S FIELDSTONE LN
OREGON CITY, OR 97045

4S1006CB06000
FORZLEY, JAMES &
504 HIGHLAND PARK DR
MISSOULA, MT 59803

4S1006CB02700
FREEMAN, GARY M
14400 NW JACK RD
BANKS, OR 97106

4S1006CB01200
FREEMAN, GARY MARTIN TRUSTEE
14400 NW JACK RD
BANKS, OR 97106

4S1006CB11400
FRIZ, CAROL A & FRIZ, RICHARD
7948 SW 5TH AVE
PORTLAND, OR 97219

4S1006CB13300
FRIZ, CAROL A & FRIZ, THOMAS R
7948 SW 5TH AVE
PORTLAND, OR 97219

4S1101DD00400
FROST, TERRANCE J TRUSTEE
5880 GAGE AVE
CLOVERDALE, OR 97112

4S1101DD00700
GARLAND, CAROLYN
PO BOX 802
HILLSBORO, OR 97123-0802

4S1006CB05600
GERRY, JEFF &
4926 SW NORTHWOOD AVE
PORTLAND, OR 97239-2821

4S1006CB13400
GIDEON, MARION R & CATHERINE B
1738 NE 116TH PL
PORTLAND, OR 97220-1923

4S10060000602
GIELISH, KEVIN & BRIANNA
38090 PENGRA RD
FALL CREEK, OR 97438

4S1006CB00700 GORDON, TRUDY 19232 WHITNEY LN OREGON CITY, OR 97045	4S1006CB00100 GORDON, TRUDY 19232 WHITNEY LN OREGON CITY, OR 97045	4S1006CB06800 GROVE, DAVID N TRUSTEE & 14186 SW MCKINLEY DR SHERWOOD, OR 97140
4S1006CB08701 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08700 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08900 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610
4S1006CB08600 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08800 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1101DD01900 HARRIS BEACH PROPERTY LLC 4900 RINEARSON RD GLADSTONE, OR 97027
4S1006CB04600 HELM, ANN TRUSTEE PO BOX 760 LAFAYETTE, OR 97127	4S1006CB04500 HELM, ANN TRUSTEE PO BOX 760 LAFAYETTE, OR 97127	4S1101DD00100 HENRY, MAURICE D & SAUNDRA A 28405 SANDLAKE RD CLOVERDALE, OR 97112-9602
4S1006CB09200 HILLIARD, LINDA K & 2420 MONTA VISTA PL W SEATTLE, WA 98199	4S1006BC15000 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325	4S1006BC15100 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325
4S1006BC15200 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325	4S1006CB03700 HORN, MARVIN R & PHYLLIS D 5900 COATES AVE CLOVERDALE, OR 97112	4S1006CB07900 HORN, MARVIN R & PHYLLIS D 5900 COATES AVE CLOVERDALE, OR 97112
4S1006CB06100 HOYT, H RAY & SUSAN E 11153 SW ONEIDA ST TUALATIN, OR 97062	4S1006CB12700 HUGHES, SUE & HUGHES, FRANK & 9919 SW 53RD AVE PORTLAND, OR 97219	4S1006CB10700 HUGHES, WILLIAM SCOTT 15747 SW BRISTLECONE WAY TIGARD, OR 97223
4S1006CB00200 HUSKEY, ROBERT & HEIDI 1502 C ST HOOD RIVER, OR 97031-1629	4S1006CB10000 IVERSON, DANIEL & 6880 SW 206TH PL ALOHA, OR 97007	4S1006CB02801 JACK DONAUGH LIFE INSURANCE TR 16776 SE GURNEE AVE GLADSTONE, OR 97027
4S1006CB02802 JACK DONAUGH LIFE INSURANCE TR 16776 SE GURNEE AVE GLADSTONE, OR 97027	4S1006BC08800 JOHNSTON, HARROLD GLENN & MAR 210 E SHERMAN HOOD RIVER, OR 97031	4S1101DD01300 JONES, DAVID M & 1125 W OAKWOOD RD OXFORD, MI 48371
4S1101DD00900 JUSTUS, REGINALD A TRUSTEE 33 NANSEN SUMMIT LAKE OSWEGO, OR 97035	4S1101DD02400 KENDALL, HARRY T & 17501 SE WALLA VISTA DR PORTLAND, OR 97267	4S1006CB05700 KIRKLAND, JAMES A & 2825 NE 92ND AVE PORTLAND, OR 97220

4S1006CB06200
KOFFLER, EMMETT GEORGE & DEBOR
PO BOX 270
HERMISTON, OR 97838

4S1006CB12200
KRAMER, DAVID A & 1/2
20181 S OLSON RD
BEAVERCREEK, OR 97004

4S1006CB12300
KRAMER, DAVID A &
20181 S OLSON RD
BEAVER CREEK, OR 97004

4S1006CB13100
KRUEGER, JOHN E TRUSTEE &
8895 SW WASHINGTON DR
PORTLAND, OR 97223

4S1006CB10100
LEIPZIG, KURT A TRUSTEE &
7970 SW 74TH AVE
PORTLAND, OR 97223

4S1006CB10300
LEIPZIG, KURT TRUSTEE &
7970 SW 74TH AVE
PORTLAND, OR 97223

4S1006BC15600
LEPPIN, ERWIN 1/3 &
790 SAND PIPER AVE NE
SALEM, OR 97301

4S1006BC16000
LEPPIN, ERWIN 1/3 &
790 SAND PIPER AVE NE
SALEM, OR 97301

4S10060000500
LILLY, JEANETTE M &
5425 SW TEXAS ST
PORTLAND, OR 97219

4S10060000502
LILLY, JEANETTE M
8490 SW CECILIA TERR
PORTLAND, OR 97223

4S1006CB14200
LINCKE, RICHARD E JR & ALICE F
5740 NW TOKETEE DR
PORTLAND, OR 97229

4S1006CB06600
LIVINGSTON, FARRAND M & JUDITH
7739 SW SUMMERTON ST
WILSONVILLE, OR 97070

4S1006CB06400
MAERCKLEIN, DEBRA A TRUSTEE
2651 SW DAVENPORT CT
PORTLAND, OR 97201-2233

4S1006CB10200
MANNING, SHEILA MARIE & THOMAS
5506 SW CUSTER ST
PORTLAND, OR 97219

4S1006CB09500
MANNING, THOMAS D & SHEILA M
5506 SW CUSTER ST
PORTLAND, OR 97219

4S1006CB07400
MARTIN, C TODD TRUSTEE &
17775 SE MILL PLAIN BLVD APT 3
VANCOUVER, WA 98683

4S1006CB09900
MC ELM LLC
4965 HARVARD CT
LAKE OSWEGO, OR 97035

4S1006CB12800
MESKIMEN, LLOYD R & ELIZABETH
3571 SE MIDVALE DR
CORVALLIS, OR 97333-3205

4S1006CB05300
METTS, KATHERINE
9306 116TH ST E
PUYALLUP, WA 98373

4S1006CB03500
METTS, KATHERINE
9306 116TH ST E
PUYALLUP, WA 98373

4S1101DD02500
MIER, GARY R & KATHLENE M
15895 SW 87TH AVE
TIGARD, OR 97224

4S1006CB09800
MILLQVIST-HUNTER, CATARINA &
11050 SW COLLINA AVE
PORTLAND, OR 97219-7839

4S1101DD02700
MINSHALL, EDMUND B & SILVIA
12491 SW TOOZE RD
SHERWOOD, OR 97140

4S1006CB11800
MORRIS, CARROLL A &
7425 SW 92ND AVE
PORTLAND, OR 97223

4S1101DD01800
NAJDEK, PATRICIA A TRUSTEE
7674 SW HONOR LOOP
WILSONVILLE, OR 97070

4S1006CB11100
NAPIER, NELL P, TRUSTEE &
4112 NE SHADY LANE DR
GLADSTONE, MO 64119

4S1006CB11500
NELSON, EVELYN M
PO BOX 302
PACIFIC CITY, OR 97135

4S1006CB11600
NELSON, EVELYN M
PO BOX 302
PACIFIC CITY, OR 97135

4S1006CB11700
NELSON, EVELYN M
PO BOX 302
PACIFIC CITY, OR 97135

4S1101DD01400
O'CONNELL, JAMES MICHAEL TRUST
1359 SW 19TH DR
GRESHAM, OR 97080

4S1006CB03200
OJA, TRAVIS J &
2530 SW MOSS ST
PORTLAND, OR 97219

4S10060000600
OREGON TREEHOUSE PARTNERS, LLC
34505 NESTUCCA BLVD
PACIFIC CITY, OR 97135

4S1006BC03200
PALLETT, PAULA M 1/2 &
20913 SW WILLAPA CT SW
TUALATIN, OR 97062

4S1006BC08600
PALMER, MICHAEL DAVID & KENDAL
27930 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006BC08700
PALMER, MICHAEL DAVID & KENDAL
27930 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006BC15300
PAMBRUN, FAY SAMUEL JR & DOROT
76928 PAMBRUN RD
ADAMS, OR 97810

4S1006BC14900
PAMBRUN, JENNIFER ANN
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1101DD01500
PARKER, NATHANIEL D.W.
3973 N CONCORD AVE
PORTLAND, OR 97227

4S1006CB13900
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB13800
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB14000
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB13600
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB14100
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006CB13700
PIMENTEL, JANET RAE & MACK D J
PO BOX 185
PACIFIC CITY, OR 97135

4S1006BC12200
PIPPETT, BRET ALLEN & LISA 1/2
17200 S CLACKAMAS RIVER DR
OREGON CITY, OR 97045

4S1006CB05001
PRICE, KRISTIN K &
4413 LOGAN DR NE
LACEY, WA 98576

4S1101DD02100
QUILLE, PATRICK K
11912 NE 151ST PL
KIRKLAND, WA 98034

4S1101DD01600
QUILLE, PATRICK K
11912 NE 151ST PL
KIRKLAND, WA 98034

4S1101DD00200
QUILLE, PATRICK KEVIN
5860 GAGE AVE
TIERRA DEL MAR, OR 97112

4S10060000501
RALLS, CHARITY
5425 SW TEXAS ST
PORTLAND, OR 97219

4S1006CB00800
RALLS, CHARITY
5425 SW TEXAS ST
PORTLAND, OR 97219

4S1101DD00500
RAWE, ANNE
518 STILLWELL AVE
TILLAMOOK, OR 97141

4S1101DD01000
RAWE, ANNE
518 STILLWELL AVE
TILLAMOOK, OR 97141

4S1006CB14300
REED, JOHN W & ELIZABETH J TR
922 PAMA WAY
LOS ALTOS, CA 94024

4S1101DD00800
REGAN, WALTER J JR & BARBARA L
10415 SE WAVERLEY CT 4166
MILWAUKIE, OR 97222

4S1006CB01100
REITZ, WILSON JR & BERNICE K
216 MCFADYEN DR
FAYETTEVILLE, NC 28314-0934

4S1101DD02800
RICHES, JOHN R & SONIJA L
PO BOX 5014
SALEM, OR 97304

4S1006CB07300
ROARK, BRIAN E &
2215 NW MILL POND RD
PORTLAND, OR 97229

4S1006CB04200
RODRIGUES, NORTON & DORIS K
18220 S SHILOH LN
OREGON CITY, OR 97045

4S1101DD00300
ROY, SANDRA J
15848 SE STEPHENS CT
PORTLAND, OR 97233

4S1006CB03100
RUPP, DOUGLAS L & CARRIE A
5995 BILYEU AVE
CLOVERDALE, OR 97112

4S1006CB02600
RUTTLEDGE, EDMUND & LYNNAE M T
295 CHURCH ST SE UNIT 404
SALEM, OR 97301

4S1006CB08000
SCHOFIELD, KAREN M TRUSTEE
18780 CENTRAL POINT RD UNIT 8
OREGON CITY, OR 97045

4S1101DD03000
SCHOT, PHILIP & KARLA
2712 BALLAD
FOREST GROVE, OR 97116

4S10060000801
SEARS, DAVID G 1/2 &
28805 SANDLAKE RD
CLOVERDALE, OR 97112

4S1101DD03500
SEARS, MICHAEL S SR
28475 SANDLAKE RD
CLOVERDALE, OR 97112-9609

4S10060000700
SEARS, MICHAEL S SR
28475 SANDLAKE RD
CLOVERDALE, OR 97112

4S1101DD03400
SEARS-PRINCE, LOIS
802 CEDAR AVE
TILLAMOOK, OR 97141

4S10060000800
SEARS-PRINCE, LOIS
802 CEDAR AVE
TILLAMOOK, OR 97141

4S1006BC03500
SERRES, EDWARD J & LINDA R
15207 S FORSYTHE RD
OREGON CITY, OR 97045

4S1006BC12000
SIMCOE, DARRELL C & ALICE J (T
575 SE FIR VILLA RD
DALLAS, OR 97338

4S1006BC12100
SMITH, SCOTT D & JOANNA B
6714 SE CLACKAMAS RD
MILWAUKIE, OR 97267

4S1006CB12500
SPALDING, JEFFREY & JANET &
5795 ELOISE AVE
CLOVERDALE, OR 97112

4S1006CB09100
SPALDING, JEFFREY & JANET 1/2
9919 SW 53RD AVE
PORTLAND, OR 97219

4S1006CB07600
SPRING, JAMES F & RITA &
4133 NE HOYT AVE
PORTLAND, OR 97232

4S1006CB04000
SPRING, JAMES F & RITA A
572 NE REDWOOD AVE
REDMOND, OR 97756

4S1006CB04100
SPRING, JAMES F & RITA A
572 NE REDWOOD AVE
REDMOND, OR 97756

4S1006CB07000
STEINPREIS, BARBARA RUTH &
26090 BUTTEVILLE RD
AURORA, OR 97002

4S1101DD01200
STEYAERT, RAYMOND J JR & KATHL
19065 STEELHEAD PL
CLOVERDALE, OR 97112-6203

4S1006CB03900
SUSBAUER, ALEXANDER L
2135 SE 76TH AVE
PORTLAND, OR 97215

4S1006CB05400
TAYLOR, A ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1006CB05900
TAYLOR, A ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1006BC16300
TAYLOR, ARTHUR ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S10060000503
TAYLOR, ARTHUR ROBERT
22675 SW VERMILLION DR
TUALATIN, OR 97062

4S1006CB01600
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1006CB01502
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1006CB01500
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
KING CITY, OR 97224

4S1006CB01501
TAYLOR, BONITA J CO-TRUSTEE &
11777 SW QUEEN ELIZABETH ST AP
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4S1101DD04200
THOMAS, VICKI A
28455 SANDLAKE RD
CLOVERDALE, OR 97112

4S1006CB10900
THOMPSON, JAMES & MEREDITH &
312 NE STANTON ST
PORTLAND, OR 97212

4S1006CB09000
TIERNEY, KAREEN &
2136 SE CEDAR PARK CT
HILLSBORO, OR 97123

4S1006CB05200
TIERRA DEL MAR COMMUNITY ASSOC
PO BOX 344
PACIFIC CITY, OR 97135

4S1006CB07800
TILLET, JAMES EDMUND 1/4 &
19360 NW MELROSE DR
PORTLAND, OR 97229

4S1006CB00400
TITUS, ROGER
6020 BILYEU AVE
CLOVERDALE, OR 97112

4S1006CB01400
TRIPLETT, LOREN R & TRIPLETT,
4915 NW KAHNEETA DR
PORTLAND, OR 97229-2108

4S1101DD01700
TURNER, ANNE
5800 HARRIS AVE
CLOVERDALE, OR 97112

4S10060000900
U S A

4S10060000100
U S A

4S1006CB00600
VANCE, ANDREA GROVER
17901 NE GEELAN RD
YAMHILL, OR 97148

4S1101DD02600
VOBORIL, MARY
5800 IRISH AVE
CLOVERDALE, OR 97112

4S1006CB05800
WALROD, TOM &
71 WALNUT ST
INDEPENDENCE, OR 97351

4S1006CB08500
WILLIAMS, ROSCOE A JR & JOANNE
13834 SE CENTER ST
PORTLAND, OR 97236

4S1006CB12000
WOLF, VICTOR L &
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006CB11900
WOLF, VICTOR L &
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006CB12100
WOLF, VICTOR L
6844 SW 4TH AVE
PORTLAND, OR 97219

4S1006BC15700
WOLFSON, SUSAN D
3385 NW PHILLIPS RD
GASTON, OR 97119

4S1006BC15900
WOLFSON, SUSAN D
3385 NW PHILLIPS RD
GASTON, OR 97119

4S1006CB10800
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YAKIMA, WA 98908

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Cannon Beach Fire Department, Matt Benedict	P.O. Box 24, Cannon Beach, Oregon 97110	mbenedict@cbfire.com
Nehalem Fire and Rescue, Chris Beswick	36375 Hwy 101 N. Nehalem, OR 97131	c.beswick@nbfird.org
Bay City Fire Department	P.O. Box 3309, Bay City OR 97107	
Garibaldi Rural Fire Protection District	P.O. Box 675, Garibaldi OR 97118	firechief@ci.garibaldi.or.us
Netarts Oceanside RFD, Tim Carpenter	P.O. Box 219, Netarts OR 97143	Continue to Mail Please
Tillamook Fire District, Daron Bement	2310 4th Street, Tillamook, OR 97141	firechief@tillamookfire.com
Tillamook Fire District, Rueben Descloux	2310 4th Street, Tillamook, OR 97141	rdescloux@tillamookfire.com
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Cloverdale Water District, Faith Melendy	P.O. Box 166 Cloverdale, OR 97112	cloverdalewater@earthlink.net
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Falcon-Cove Beach Water District	79387 Ray Brown Road. Arch Cape, OR 97102	cadice@hotmail.com
Hebo Joint Water Sanitary	P.O. Box 328 Hebo, OR 97122	hebojwsa@outlook.com
Hunt Water District, Carol Leuthold	2425 McCormick Loop, Tillamook OR 97141	leutholddairy@hotmail.com
Kilchis Water District, Beverly Prince	6105 Hathaway Road, Tillamook OR 97141	ltno2014@charter.net
Long Prairie Water District, Janell Werner	P.O. Box 331, Tillamook OR 97141	clde@zswald.org
Long Prairie Water District,	P.O. Box 331, Tillamook, Or 97141	nonda@zswald.org
Neahkahnie Water District	9155 Nehalem Road, Nehalem, OR 97131	nwdmanager@nehalem.tel.net
Neskowin Regional Water District	P.O. Box 823, Neskowin OR 97149	nrwd@neskowinwater.com
Netarts Water District, Dee Ann Gregg	P.O. Box 50 Netarts OR 97143	office@netartswaterdistrict.com
Northwoods Water District, Norman Brennan	7645 Sollie Smith Road, Tillamook OR 97141	USPS Mail Only Please
Oceanside Water District, Julie Johnson	P.O. Box 360 Oceanside OR 97134	oceansidewaterdistrict@gmail.com
Pacific City Joint Water-Sanitary Authority	34005 Cape Kiwanda Drive. Pacific City, OR 97135	rdeloe@pcjwsa.com - Rachelle
Pleasant Valley Water District	P.O. Box 538, Tillamook, OR 97141	nonda@zswald.org
South Prairie Water District	8460 Bewley Creek Road, Tillamook, OR 97141	
Tone Water District, Judith Robitsch	1455 Tone Road, Tillamook OR 97141	
Twin Rocks Water District, Earl Reeves	P.O. Box 240, Rockaway Beach OR 97136	
Watseco - Barview Water District, Barbara Trout	P.O. Box 295, Rockaway Beach, OR 97136	watsecobarview@centurylink.net
Cloverdale Sanitary District, Heidi Reid	P.O. Box 157, Cloverdale OR 97112	cloverdalesd@embarqmail.com
Nehalem Bay Wastewater Agency, Bruce Halverson	P.O. Box 219, Nehalem, OR 97131	nbwa2@nehalem.tel.net
Neskowin Regional Sanitary Authority, Annis Leslie	P.O. Box 383, Neskowin OR 97149	nrsa01@centurylink.net
Netarts-Oceanside Sanitary District, Dan Mello	1755 Cape Meares Loop Road. W, Tillamook OR 97141	vona@nosd.us
Twin Rocks Sanitary District, Cyndy Arvin	P.O. Box 69, Rockaway Beach OR, 97136	Office.twinrockssanitary@gmail.com
CAC		
Neskowin CAC	P.O. Box 805 Neskowin, OR 97149	biff@neskowincac.org
Oceanside CAC	P.O. Box 232 Oceanside, OR 97134 (Do not mail)	oceansidefriends@gmail.com
Netarts CAC		jim.netarts@gmail.com
Barview, Twin Rocks, Watseco CAC	15510 Lakeside Drive Rockaway Beach, OR 97136	garyalbright97136@gmail.com
Cloverdale CAC	P.O. Box 133 Cloverdale, OR 97112	
X Pacific City CAC		pcwoodscac@gmail.com

Assessor, Denise Vandecoevering X
Health Department, Jamie Craig X

Public Works, Ron Newton X
Planning Commission []

Sanitation, Chris Chiola X
Surveyor, Travis Porter []

Surveyor, Michael Rice []
Surveyor, Allison Hinderer []

Chris Laity



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Tillamook, Oregon 97141
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On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

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NOTICE OF DECISION

***NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.***

**APPEAL OF THE PLANNING COMMISSIONS DECISION TO APPROVE CONDITIONAL USE
REQUEST #851-21-000416-PLNG TO ESTABLISH A 19-SITE RECREATIONAL
CAMPGROUND ON AN APPROXIMATELY 18-ACRE PORTION OF A 58.51-ACRE PARCEL
(APPEAL #851-22-000107-PLNG: OREGON TREEHOUSE PARTNERS/MACY-BAKER)**

June 24, 2022

RE: #851-22-000107-PLNG: An appeal of the Planning Commission's decision to approve Conditional Use request #851-21-000416-PLNG to establish a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. The subject property is accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The proposed campground is within Rural Residential 2-Acre (RR-2) zoned land, with the subject property split zoned RR-2 and Small Farm and Woodlot-20 (SFW-20).

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Board of County Commissioners on June 1, 2022, regarding the above-referenced request. Public hearings on the above-entitled matter were held before the Tillamook County Board of County Commissioners on April 25, 2022, May 11, 2022, and June 1, 2022, where a decision was made on this date. The enclosed Board Order was approved and signed at the Board of County Commissioners meeting on June 22, 2022.

The Tillamook County Board of County Commissioners considered this Conditional Use request on the basis of the Conditional Use criteria listed in Section 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant's presentations.

The Board of County Commissioners voted 3 in favor and 0 opposed to uphold the Planning Commission's decision and deny the appeal for Conditional Use request #851-21-000416-PLNG. Conditional Use request #851-21-000416-PLNG, to establish a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel is approved, subject to the Conditions of Approval.

Due to their large size, the Board Order and other documents associated with this review are available for review on the Tillamook County Department of Community Development website at: <https://www.co.tillamook.or.us/commdev/landuseapps> and are also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Any party with standing to appeal as described in TCLUO 10.110 may appeal this decision to the Land Use Board of Appeals pursuant with Oregon Revised Statutes 197.805 – 197.860 within twenty-one (21) days of the date of this Notice.

If you have any questions about this notice, you may contact this office at (503) 842-3408x3301.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner



Sarah Absher, CFM, Director

Enclosures:

- Tillamook County Assessor Map, Vicinity Map & Zoning Map
- Copy of the record can be found on the Tillamook County Community Development page at: <https://www.co.tillamook.or.us/commdev/landuseapps>

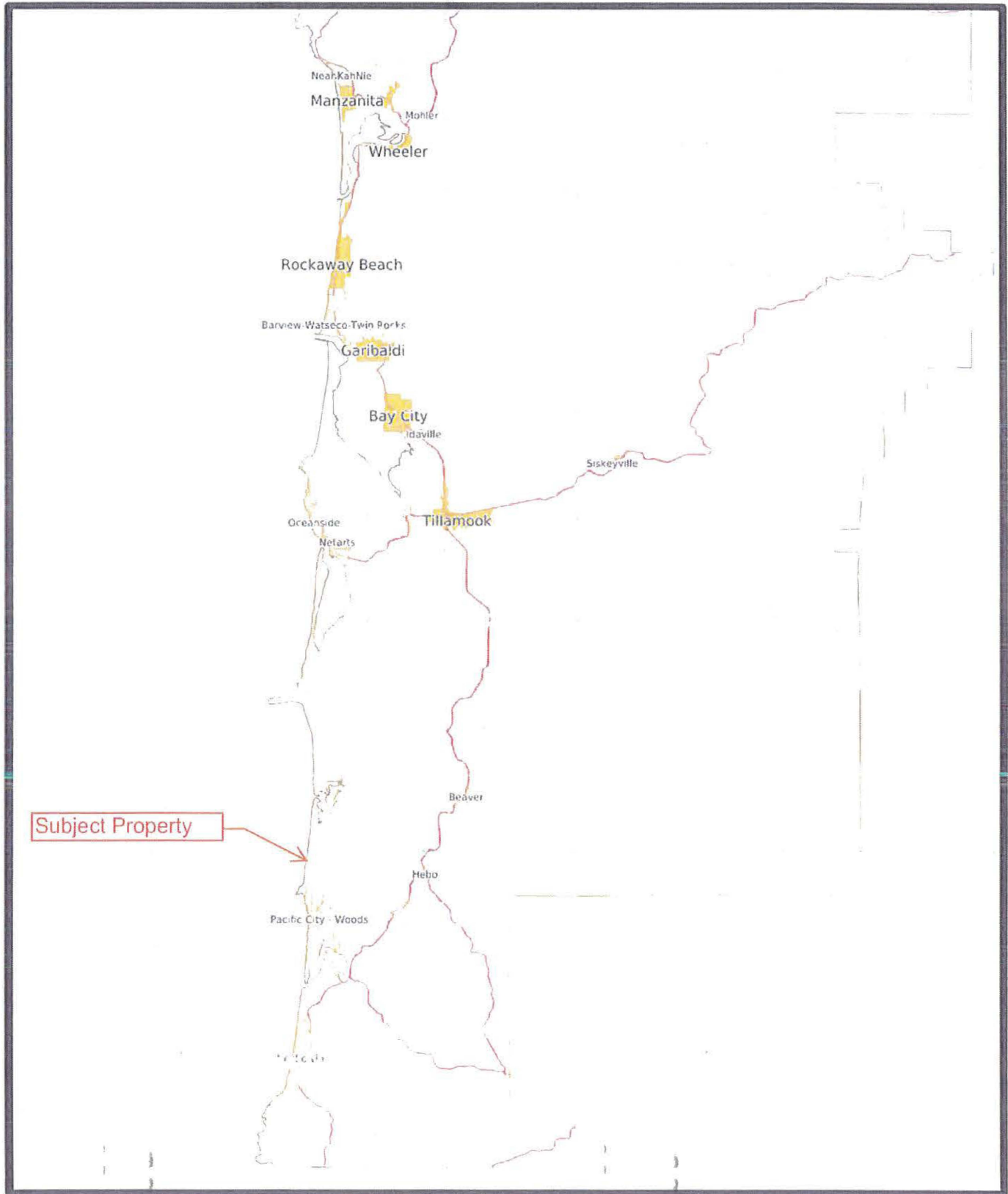
CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

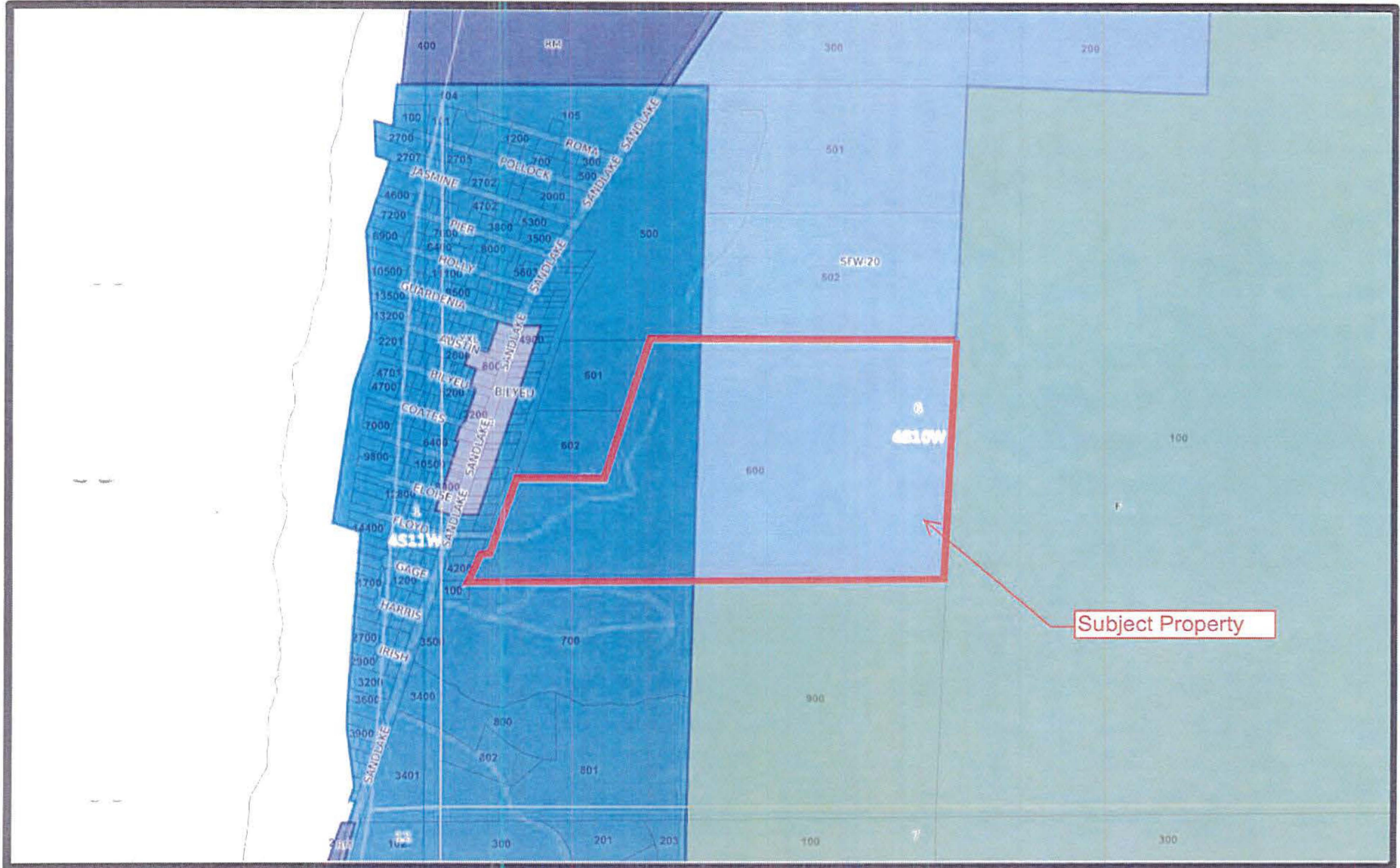
1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.
12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.

EXHIBIT A

Vicinity Map



Zoning Map



Generated with the GeoMOOSE Printing Utilities

EXHIBIT B

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON, ORDERS AS FOLLOWS:




Section 1. The Planning Commission's decision to approve the Conditional Use application (file no. 851-21-000416-PLNG) is hereby upheld, and the appeal filed by Lisa Macy-Baker is denied.

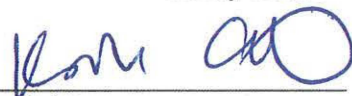
Section 2. Conditional Use request #851-21-000416-PLNG for a 19-site recreational campground on a 58.51-acre parcel, within the Rural Residential 2-Acre (RR-2) zoned portion of the property, is approved. The above-named applicant applied to Tillamook County requesting Conditional Use approval for a 19-site recreational campground on a portion of a 58.51-acre parcel on the property as specified above.

Section 3. The findings and conditions attached as "Exhibit A" and "Exhibit B" are hereby incorporated by reference and adopted in support of this order. Exhibits to the staff report can be found in the office of the Tillamook County Department of Community Development under Appeal #851-22-000107-PLNG.

DATED this 2nd day of June 2022.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
 _____ David Yamamoto, Chair	<u> <i>✓</i> </u>	_____	_____
 _____ Erin D. Skaar, Vice-Chair	<u> <i>✓</i> </u>	_____	_____
 _____ Mary Faith Bell, Commissioner	<u> <i>✓</i> </u>	_____	_____

ATTEST: Tassi O'Neil,
County Clerk


Special Deputy

APPROVED AS TO FORM:


William K. Sargent, County Counsel

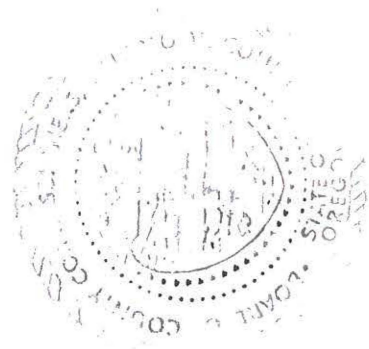


EXHIBIT A

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.
12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.

EXHIBIT B

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

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Tillamook, Oregon 97141
www.tillamook.or.us

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On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
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**CONDITIONAL USE REQUEST
#851-21-000416-PLNG: OREGON TREEHOUSE PARTNERS LLC
RECREATONAL CAMPGROUND
STAFF REPORT**

Date: January 20, 2022

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, Land Use Planner II, CFM

I. GENERAL INFORMATION:

- Request:** Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. The proposed campground is located within the Rural Residential 2-Acre (RR-2) zoned portion of the property.
- Location:** The subject properties are accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon
- Zone:** Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20)
- Applicant/
Property
Owner:** Oregon Treehouse Partners LLC, 1276 NW 107th Ave, Portland, OR 97229

Property Description: The subject property encompasses approximately 58.51 acres situated north of the Unincorporated Community Boundary of Pacific City/Woods in an area commonly referred to as Tierra Del Mar (Exhibit A). Floyd Avenue, a County local access road, serves off Sandlake Road, a County road, to the subject property (Exhibit A). According to County Tax Assessors records, the property is currently unimproved (Exhibit A).

The subject property is zoned Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B). Development is not proposed within the Small Farm and Woodlot (SFW-20) zoned portion of the property (Exhibit B).

The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).

The current request is for conditional use approval for a recreational campground consisting of 19-sites, including tent sites, accessory cabins and a cabin to provide support to the facilities (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III and IV of this report:

STANDARDS: Standards are rules governing the size, dimensions, shape, or orientation of a lot or parcel, or the placement of buildings or activities thereon.

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

TCLUO Section 5.030: RECREATIONAL CAMPGROUND STANDARDS

TCLUO Section 3.555: FRESHWATER WETLANDS OVERLAY

TCLUO Section 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

TCLUO Section 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

TCLUO Section 4.160: PROTECTION OF ARCHAEOLOGICAL SITES

APPROVAL CRITERIA: Any conditional use authorization shall be subject to the following criteria which may involve the exercise of judgement in implementing established policy.

TCLUO Section 6.040: REVIEW CRITERIA

ARTICLE X: ADMINISTRATIVE PROVISIONS

III. ANALYSIS OF STADARDS:

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

...

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)

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)

(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

Findings: The subject property is approximately 58.51-acres, with the RR-2 zoned portion of the subject property approximately 18-acres in size (Exhibit A). The proposed campground is within the RR-2 zoned portion of the property (Exhibit B). Staff finds this standard is met.

(4) *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

(a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*

...

(f) *The minimum front yard shall be 20 feet.*

(g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

(h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

Findings: Applicant's site plan indicates all development will be located within the RR-2 zoned portion of the subject property (Exhibit B). Applicant's site plan indicates a 50-foot setback from the properties north, south, and westerly property lines for proposed structures, except for a 30-ft by 40-ft viewing platform located near the northerly property line (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS

(1) *PURPOSE: The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, set-back, and other needed requirements for the public safety, health, and general welfare.*

A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, Geologic Hazard zone, Riparian Vegetation.

(2) *A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:*

a. *A RECREATIONAL CAMPGROUND shall have:*

i. *A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;*

ii. *A minimum number of 4 sites;*

Findings: Applicant states the area of RR-2 zoned property utilized for the campground is approximately 18-acres with (15) tent sites and (4) accessory cabin sites (Exhibit B). Minimum size for the establishment of a campground in the RR-2 is 10-acres or more, as detailed above in this Staff Report. Staff find these standards are met.

- iii. *A minimum width of space 23 feet or state minimum which ever is greater, for each site;*
- iv. *Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;*

Findings: Applicant states six tent campsites maintain 23-ft by 40-ft in size, nine tent campsites maintain 30-ft by 40-ft spaces, and the accessory cabins being 23-ft by 40-ft in size with a single parking space (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- v. *A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;*
- vi. *And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;*
- vii. *A minimum distance between actual units of 15 feet;*
- viii. *Minimum distance between actual unit and community or service buildings of 10 feet;*

Findings: Applicant describes that all sites will maintain over 10-ft from all interior road right-of-ways, and over 20-ft from exterior roadways. Units will maintain a minimum 20-ft separation, with the units and community buildings have a separation greater than 10-ft. Applicant's site plan confirms such setbacks and separation requirements are detailed. Staff find these standards can be met through compliance with conditions of approval.

- ix. *Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well drained. No on-street parking shall be allowed;*

Findings: Applicants provides the existing right-of-way exceeds 16-ft, with access being provided to all proposed sites (Exhibit B). Applicants states they will improve the road surface to County standards and will not allow on-street parking (Exhibit B).

Tillamook County Public Works Director Chris Laity will require a Road Approach with their Department before approval (Exhibit C).

Staff find this standard can be met through compliance with conditions of approval.

- x. *Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;*
- xi. *All areas not used for spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped or maintain existing natural vegetation. The landscaping shall be maintained in good condition;*
- xii. *A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;*
- xiii. *Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;*

Findings: Applicant provides that walkways will maintain 3-ft minimum width in all areas, with lighting and drainage sufficient for the site (Exhibit B). Applicant details on the site plan a 50-ft buffer around the subject property boundaries to the north, south and west (Exhibit B), detailing that natural vegetation for landscaping will be used to maintain the existing coastal forest, with landscaping to be maintained around sites and service buildings (Exhibit B). Applicant further states that trash enclosures with approved wildlife closures are provided to all spaces (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- xiv. *All Recreational Vehicles staying in the park shall be assigned to a space. No space shall have more than one (1) Recreational Vehicle or tent assigned to it, except as provided in State law;*

Findings: Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- xv. *Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;*

Findings: Applicable building permit review in accordance with uniform building code requirements will be obtained, per the Applicant (Exhibit B). Staff find this standard can be met through compliance with conditions of approval.

- xvi. *On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area;*

Findings: Applicant has not proposed on-site storage areas for the park at this time (Exhibit B).

- xvii. *Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.*

Findings: Applicants submission is being reviewed with materials for this Conditional Use request

- ...
xix. *The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.*

Findings: Applicant provided that proposed commercial uses will not exceed Rural Commercial requirements (Exhibit B). Staff find accessory commercial uses described within the proposal include a support cabin for the campers that will maintain bathrooms, showers, a convenience store, gift shop area, and a preparation kitchen (Exhibit B).

- xx. *New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.*

Findings: The Applicant details those two onsite sanitation systems are proposed for the subject property meeting compliance with County sanitation requirements and OAR 333-031-0006.

SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)

(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

...

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(2) USES PERMITTED:

..

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.

...

(b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.

Findings: Mapped wetlands are indicated on the USFW National Wetlands Inventory (NWI) Map and are present on the tract, including Freshwater Forested/Shrub wetlands (Exhibit A). The Department of State Lands (DSL) provided comment that proposed project will impact wetlands and require a state permit (Exhibit C).

Staff recommend a Condition of Approval that all local, state, and federal permits are obtained and provided at time of Zoning and Building Permit submittal, to confirm the siting of the campsites and improvements are not in conflict with the mapped wetlands on the tract.

SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

(1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

...

(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

Findings: The subject properties lie within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). Staff finds that the subject property is partially located within a Geologic Hazard Area and that development within that area is subject to the standards of TCLUO 4.130(2).

(2) All development within GEOLOGIC HAZARD areas shall comply with the following standards:

(a) Vegetation removal shall be the minimum necessary to accommodate the use.

(b) Temporary measures shall be taken to control runoff and erosion of soils during construction. Such measures include temporary stabilization (mulching or sodding) sediment basins or other performance equivalent structures required by the Planning Department.

(c) Exposed areas shall be planted in permanent cover as soon as possible after construction.

(d) Storm water shall be directed into drainages with adequate capacity so as not to flood adjacent or downstream properties. Finished grades should preferably be designed to direct water flows along natural drainage courses.

(e) Additional requirements contained in a Geologic report required by this Section shall be followed.

Findings: At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit evidence demonstrating compliance with TCLUO 4.130(2). Staff recommends that these standards be met through compliance with Conditions of Approval.

- (3) A **GEOLOGIC HAZARD** report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:
- (a) For building or mobile home or manufactured home permits in areas identified in (1)
 - (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.

Findings: Buildings are proposed to be sited within or near the Geologic Hazard Area. Buildings situated on slopes greater than 29 percent will require Geologic Hazard Report review as described in TCLUO 4.130. If such a report is required, a Geologic Hazard approval will be required prior to applying for Zoning and Building permits. Staff recommends that this requirement be met through compliance with Conditions of Approval.

4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

(1) *The following areas of riparian vegetation are defined:*

- (a) *Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*
- (b) *Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (c) *Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.*

Findings: An unnamed creek as mapped on the USFW National Wetlands Inventory (NWI) Map runs through the property east to west (Exhibits A & B).

Comments were received from the Oregon Department of Fish and Wildlife (ODFW) that states the area is in the vicinity of cutthroat trout (Exhibit C). ODFW recommends consultation with their agency prior to fish passage determination for any crossing of streams/wetlands proposed, including the entrance road location (Exhibit C).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development. Staff recommends that this requirement be met through compliance with Conditions of Approval.

SECTION 4.160: PROTECTION OF ARCHAEOLOGICAL SITES

- (1) *The Planning Department shall review building permits and other land use actions that may affect known ARCHAEOLOGICAL SITES. If it is determined that the proposed action may affect the integrity of an ARCHAEOLOGICAL SITE, the Planning Director shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the ARCHAEOLOGICAL SITE, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.*

))
))

- (2) *Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State.*

Findings: The State Historic Preservation Office was noticed as part of this application and have not provided comments at time of publication of the Staff Report. Staff recommends that as a Condition of Approval, Applicant be required to obtain all applicable federal, state, and local permits and adhere to applicable regulations including those required by the State Historic Preservation Office.

IV. ANALYSIS OF CRITERIA:

6.040: CONDITIONAL USE REVIEW CRITERIA

Any *CONDITIONAL USE* authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) *The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.*

Findings: The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.010(3)(u)). Staff finds that this criterion has been met.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Findings: The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Applicant describes Goal 8 'Recreation Element' 2.2 which describes the Statewide Comprehensive Outdoor Recreation Plan developed by State Parks which identified goals for the County to promote and enhance recreational activities.

Staff finds that the Applicant is proposing to develop a campground as it is defined in Ordinance and in Statute and that campgrounds are a use allowed in RR-2 zone subject to a finding that they also meet the criteria set forth in Article 6, which are discussed in this report.

- (3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings:

- Applicant states that the subject property would maintain 18-acres of area for the campground, while being a good distance off the main road system (Exhibit B). Applicant describes existing forest and fauna providing a natural setting, with the establishment of existing roads that are to campground guidelines (Exhibit B).
- The subject property are zoned Rural Residential 2-Acre (RR-2 and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B).
- The subject property is irregularly shaped and encompasses 58.51-acres and the proposed area of development encompasses approximately 18 acres (Exhibits A and B). The size and shape of the

property can accommodate the proposed development and still allow for a significant buffer of natural vegetation to be maintained around the proposed area of development, including the 50-ft buffer described by the Applicant (Exhibits A and B). Staff finds that the size and shape of the parcel is suitable to the provision of outdoor recreation opportunities on site and the proposed campground use.

- The subject property is zoned RR-2 which, as discussed above, allows campgrounds with consideration on contiguous property greater than 10-acres.
- The subject property is currently densely vegetated (Exhibits A and B). Staff finds that the significant existing vegetative cover provides an environment suitable to the requirements of TCLUO 5.030 and appropriate to provide outdoor recreational opportunities.
- The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).
- The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).
- The Applicants site plan and National Wetlands Inventory Map would indicate that the proposed campsites and roadway may be adjacent to mapped wetland features (Exhibit A & B). As stated above, DSL provided comment that proposed activities will impact state wetlands and require state fill/removal permits (Exhibit C).
- The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). A Condition of Approval has been made to conform to any additional standards which might be required by the Tillamook County Public Works Department.

(4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

Findings: Applicant states the campground is intended to keep the property at a natural and untouched state (Exhibit B). Applicant further details that there will be a 50-ft buffer around the subject property from neighboring properties for all sides, except the east (Exhibit B).

The subject property is zoned Rural Residential 2-Acre and Small Farm and Woodlot (SFW-20) (Exhibit A). The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A). These abutting RR-2 zoned properties are either vacant or improved with a single-family dwelling (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

Surrounding uses, consistent with the surrounding zoning, include timber stands, and rural single-family dwellings (Exhibit A).

An unimproved unnamed platted 40-foot right-of-way serves as separation between the subject property and adjacent RR-2 zoned lands to the southwest (Exhibit A).

Comments received on the application included:

- Traffic congestion and increased parking on Sandlake Road and other roads within Tierra Del Mar.
- Insufficient existing roads to handle proposed development.
- Limited water availability for use and fire suppression.
- An excess of existing campgrounds and accommodations in the vicinity.
- Impacts to wetlands and water-features.
- Fire suppression concerns.

Oregon Department of Environmental Quality (DEQ) or the County Sanitarian and the County Environmental Health Department are the entities charged with the regulation of sewage, liquid waste and solid waste for recreational parks including overnight campgrounds. These agencies were notified of the application. Staff recommends that as a Condition of Approval, the Applicant be required to demonstrate that they have obtained permit approvals from the County Sanitarian or DEQ for sewage and liquid waste disposal systems appropriate to the proposed development at the time of applying for Zoning and Building permits. Solid waste disposal is also subject to DEQ regulation. Both solid and sewage and liquid waste are addressed in OAR 333-31, Oregon Health Authority, Public Health Division rules addressing the construction, operation and maintenance of recreation parks, including overnight campgrounds. Staff recommends that as a Condition of Approval, Applicant obtain all required federal, state and local permits and licenses and adhere to all applicable rules and regulations.

ODFW and USFWS were notified of this application. ODFW has provided comments recommending consultation for fish passage improvements, due to proximity to cutthroat trout habitat (Exhibit C).

Staff has not identified evidence of impacts associated with the proposed campground development which would substantially impact the ability of a residential dwelling to be sited in the neighboring residential areas or would substantially impact the ability for residential uses to occur in dwellings sited in the neighboring residential areas. Adjacent Forest and SFW-20 zoned properties would maintain a proposed 50-ft buffer from proposed improvements (Exhibit B).

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Findings: Applicant states the proposal will not have a detrimental effect on solar or wind systems (Exhibit B). Applicant states they will utilize solar energy in their development (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that this criterion has been met.

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Findings: Applicant states there is a demand for year-around facilities with Pacific City experiencing a demand and shortage of facilities (Exhibit B).

The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department

provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Tillamook County Public Works Department be required at the time of applying for Zoning and Building permits.

The property is located within the service area of the Nestucca Rural Fire Protection District. Chief Oeder commented that the plans showing road width, grade and pullouts are acceptable for the Nestucca Rural Fire Protection District (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Nestucca Rural Fire Protection District confirming service to the campground development be required at the time of applying for Zoning and Building permits.

Tillamook County Environmental Health detailed requirements for licensing of a tourist facility, restaurant license and RV park license through their division. Staff recommend a Condition of Approval that final approval of campground design be provided at time of apply for Zoning and Building Permits from Tillamook County Environmental Health.

V. ADMINISTRATIVE PROVISIONS

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request: (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070

SECTION 10.080 TYPE III PROCEDURES

(1) Notice for Type III Decisions.

(a) Notice of Review. The County shall provide notice of a public hearing on a Quasi-Judicial application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...

iv. Property owners within 750 feet of subject property if the subject property is outside UGB and in a farm or forest zone.

v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...

(c) Newspaper notice. Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: Notice of Public Hearing was mailed out on December 29, 2021, to all landowners within 750 feet of the subject property, and affected agencies, districts and other parties. Newspaper Notice of Public Hearing was published on December 29, 2021 in the Tillamook County Headlight Herald.

VI. RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2) including:
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development will occur in the area as generally depicted on the submitted site plan and as described and will not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.

VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Public comments

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON, ORDERS AS FOLLOWS:

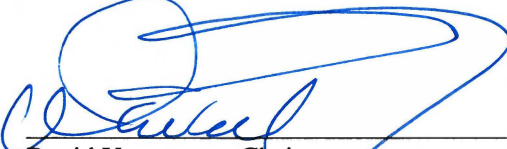
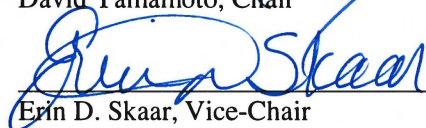

Section 1. The Planning Commission's decision to approve the Conditional Use application (file no. 851-21-000416-PLNG) is hereby upheld, and the appeal filed by Lisa Macy-Baker is denied.

Section 2. Conditional Use request #851-21-000416-PLNG for a 19-site recreational campground on a 58.51-acre parcel, within the Rural Residential 2-Acre (RR-2) zoned portion of the property, is approved. The above-named applicant applied to Tillamook County requesting Conditional Use approval for a 19-site recreational campground on a portion of a 58.51-acre parcel on the property as specified above.

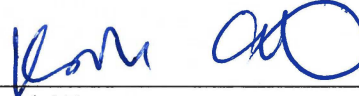
Section 3. The findings and conditions attached as "Exhibit A" and "Exhibit B" are hereby incorporated by reference and adopted in support of this order. Exhibits to the staff report can be found in the office of the Tillamook County Department of Community Development under Appeal #851-22-000107-PLNG.

DATED this 2nd day of June 2022.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
 _____ David Yamamoto, Chair	<u> <i>✓</i> </u>	_____	_____
 _____ Erin D. Skaar, Vice-Chair	<u> <i>✓</i> </u>	_____	_____
 _____ Mary Faith Bell, Commissioner	<u> <i>✓</i> </u>	_____	_____

ATTEST: Tassi O'Neil,
County Clerk



Special Deputy

APPROVED AS TO FORM:



William K. Sargent, County Counsel

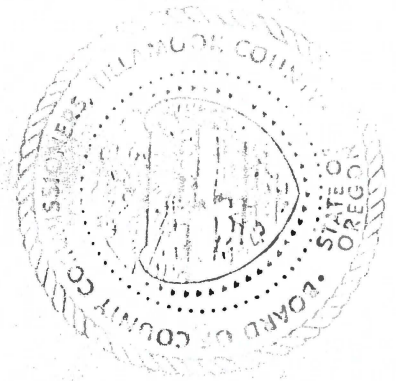


EXHIBIT A

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunction with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.
12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.

EXHIBIT B

Tillamook County

DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING, PLANNING & ON-SITE SANITATION SECTIONS



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-21-000416-PLNG: OREGON TREEHOUSE PARTNERS LLC RECREATONAL CAMPGROUND STAFF REPORT

Date: January 20, 2022

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, Land Use Planner II, CFM

I. GENERAL INFORMATION:

Request: Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. The proposed campground is located within the Rural Residential 2-Acre (RR-2) zoned portion of the property.

Location: The subject properties are accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon

Zone: Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20)

**Applicant/
Property**

Owner: Oregon Treehouse Partners LLC, 1276 NW 107th Ave, Portland, OR 97229

Property Description: The subject property encompasses approximately 58.51 acres situated north of the Unincorporated Community Boundary of Pacific City/Woods in an area commonly referred to as Tierra Del Mar (Exhibit A). Floyd Avenue, a County local access road, serves off Sandlake Road, a County road, to the subject property (Exhibit A). According to County Tax Assessors records, the property is currently unimproved (Exhibit A).

The subject property is zoned Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B). Development is not proposed within the Small Farm and Woodlot (SFW-20) zoned portion of the property (Exhibit B).

The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).

The current request is for conditional use approval for a recreational campground consisting of 19-sites, including tent sites, accessory cabins and a cabin to provide support to the facilities (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III and IV of this report:

STANDARDS: Standards are rules governing the size, dimensions, shape, or orientation of a lot or parcel, or the placement of buildings or activities thereon.

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

TCLUO Section 5.030: RECREATIONAL CAMPGROUND STANDARDS

TCLUO Section 3.555: FRESHWATER WETLANDS OVERLAY

TCLUO Section 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

TCLUO Section 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

TCLUO Section 4.160: PROTECTION OF ARCHAEOLOGICAL SITES

APPROVAL CRITERIA: Any conditional use authorization shall be subject to the following criteria which may involve the exercise of judgement in implementing established policy.

TCLUO Section 6.040: REVIEW CRITERIA

ARTICLE X: ADMINISTRATIVE PROVISIONS

III. ANALYSIS OF STADARDS:

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

...

(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

Findings: The subject property is approximately 58.51-acres, with the RR-2 zoned portion of the subject property approximately 18-acres in size (Exhibit A). The proposed campground is within the RR-2 zoned portion of the property (Exhibit B). Staff finds this standard is met.

(4) *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

(a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*

...

(f) *The minimum front yard shall be 20 feet.*

(g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

(h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

Findings: Applicant's site plan indicates all development will be located within the RR-2 zoned portion of the subject property (Exhibit B). Applicant's site plan indicates a 50-foot setback from the properties north, south, and westerly property lines for proposed structures, except for a 30-ft by 40-ft viewing platform located near the northerly property line (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS

(1) *PURPOSE: The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, set-back, and other needed requirements for the public safety, health, and general welfare.*

A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, Geologic Hazard zone, Riparian Vegetation.

(2) *A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:*

a. *A RECREATIONAL CAMPGROUND shall have:*

i. *A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;*

ii. *A minimum number of 4 sites;*

Findings: Applicant states the area of RR-2 zoned property utilized for the campground is approximately 18-acres with (15) tent sites and (4) accessory cabin sites (Exhibit B). Minimum size for the establishment of a campground in the RR-2 is 10-acres or more, as detailed above in this Staff Report. Staff find these standards are met.

- iii. *A minimum width of space 23 feet or state minimum which ever is greater, for each site;*
- iv. *Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;*

Findings: Applicant states six tent campsites maintain 23-ft by 40-ft in size, nine tent campsites maintain 30-ft by 40-ft spaces, and the accessory cabins being 23-ft by 40-ft in size with a single parking space (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- v. *A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;*
- vi. *And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;*
- vii. *A minimum distance between actual units of 15 feet;*
- viii. *Minimum distance between actual unit and community or service buildings of 10 feet;*

Findings: Applicant describes that all sites will maintain over 10-ft from all interior road right-of-ways, and over 20-ft from exterior roadways. Units will maintain a minimum 20-ft separation, with the units and community buildings have a separation greater than 10-ft. Applicant's site plan confirms such setbacks and separation requirements are detailed. Staff find these standards can be met through compliance with conditions of approval.

- ix. *Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well drained. No on-street parking shall be allowed;*

Findings: Applicants provides the existing right-of-way exceeds 16-ft, with access being provided to all proposed sites (Exhibit B). Applicants states they will improve the road surface to County standards and will not allow on-street parking (Exhibit B).

Tillamook County Public Works Director Chris Laity will require a Road Approach with their Department before approval (Exhibit C).

Staff find this standard can be met through compliance with conditions of approval.

- x. *Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;*
- xi. *All areas not used for spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped or maintain existing natural vegetation. The landscaping shall be maintained in good condition;*
- xii. *A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;*
- xiii. *Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;*

Findings: Applicant provides that walkways will maintain 3-ft minimum width in all areas, with lighting and drainage sufficient for the site (Exhibit B). Applicant details on the site plan a 50-ft buffer around the subject property boundaries to the north, south and west (Exhibit B), detailing that natural vegetation for landscaping will be used to maintain the existing coastal forest, with landscaping to be maintained around sites and service buildings (Exhibit B). Applicant further states that trash enclosures with approved wildlife closures are provided to all spaces (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- xiv. *All Recreational Vehicles staying in the park shall be assigned to a space. No space shall have more than one (1) Recreational Vehicle or tent assigned to it, except as provided in State law;*

Findings: Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- xv. *Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;*

Findings: Applicable building permit review in accordance with uniform building code requirements will be obtained, per the Applicant (Exhibit B). Staff find this standard can be met through compliance with conditions of approval.

- xvi. *On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area;*

Findings: Applicant has not proposed on-site storage areas for the park at this time (Exhibit B).

- xvii. *Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.*

Findings: Applicants submission is being reviewed with materials for this Conditional Use request

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- xix. *The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.*

Findings: Applicant provided that proposed commercial uses will not exceed Rural Commercial requirements (Exhibit B). Staff find accessory commercial uses described within the proposal include a support cabin for the campers that will maintain bathrooms, showers, a convenience store, gift shop area, and a preparation kitchen (Exhibit B).

- xx. *New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.*

Findings: The Applicant details those two onsite sanitation systems are proposed for the subject property meeting compliance with County sanitation requirements and OAR 333-031-0006.